

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
MUNICIPAL BUILDING - 7700 MISSION ROAD
TUESDAY, September 11, 2012
COUNCIL CHAMBERS
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PC MINUTES - August 7, 2012

III. PUBLIC HEARINGS

**PC2012-08 Request for Conditional Use Permit for Drive-Thru Service Window at 6920 Mission Road
Zoning: C-2
Applicant: Curtis Petersen with Polsinelli Shughart PC representing PV Retail Shops**

IV. NON-PUBLIC HEARINGS

**PC2012-113 Request for Site Plan Approval
NW Corner of 71st Street & Mission Road
Zoning: C-2
Applicant: Curtis Petersen with Polsinelli Shughart PC representing PV Retail Shops**

**PC2012-114 Request for Preliminary & Final Plat Approval
Prairie Village Shopping Center
Zoning: C-2
Applicant: Curtis Petersen with Polsinelli Shughart PC representing PV Retail Shops**

V. OTHER BUSINESS

VI. ADJOURNMENT

Plans available at City Hall if applicable

If you can not be present, comments can be made by e-mail to

Cityclerk@Pvkansas.com

***Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue and shall vacate their position at the table until the conclusion of the hearing.**

PLANNING COMMISSION MINUTES AUGUST 7, 2012

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, August 7, 2012, in the Multi-Purpose Room, 7700 Mission Road. Chairman Ken Vaughn called the meeting to order at 7:00 p.m. with the following members present: Randy Kronblad, Bob Lindeblad, Gregory Wolf and Nancy Vennard.

The following persons were present in their advisory capacity to the Planning Commission: Dennis Enslinger, Assistant City Administrator; Ted Odell, Council Liaison and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Nancy Vennard noted a spelling error on "clematis" on page 2 of the minutes. Randy Kronblad moved for the approval of the minutes of July 10, 2012 with the correction noted. The motion was seconded by Nancy Vennard and passed by a vote of 4 to 0 with Bob Lindeblad abstaining.

PUBLIC HEARINGS

PC2012-07 Request for Special Use Permit for Daycare Program 9100 Mission Road

Angela Bertocchini, Premier Learning Early Childhood Education, requested approval of a Special Use Permit for a child care center children ranging in age from 0 - 5 years. The child care center is located in Resurrection Lutheran Church at 9100 Mission Road. It is anticipated to use five existing classrooms in the church with each classroom designated for a specific age group as follows:

- Classroom A - Infants (0 - 12 months/walking, Ratio 2:6)
- Classroom B - Toddlers (Walking - Two years, Ratio 1:5)
- Classroom C - Two's (Two - Three years, Ratio 1:7)
- Classroom D - Three's (Three - Four years, Ratio 1:12)
- Classroom E - Four's (Four years - Pre-K, Ratio 1:12)
- Total number of children - 42

Ms. Bertocchini stated this is an estimated breakdown of children. She stated the site has been inspected and she has received a temporary license from the State of Kansas. Based on the size of the facility the state has granted a license for 52 children. The hours of operation will be 7:00 a.m. to 6:00 p.m., Monday - Friday, all year long with the exception of eight Holidays when they will be closed. It is anticipated that eight people will be employed at the child care center.

An outdoor play area is located at the south end of the building. A 42" black chain link fence has been installed. The playground will be divided into two sections; one for

children under 2.5 years and the other for those over 2.5 years. Playground equipment also has been installed.

Since the proposed child care center is entirely contained within the existing church building, no exterior changes are proposed for the building, and the outside improvement is a fence.

A neighborhood meeting on July 21, 2012 in accordance with the Planning Commission Citizen Participation Policy and one person attended the meeting. The attendee was interested in the operation of the facility and their only concern was keeping the dumpster within the fenced area.

No one was present to speak on the application. Chairman Ken Vaughn closed the public hearing at 7:06 p.m.

Dennis Enslinger noted that although Ms. Bertocchini has given a breakdown by age for the children staff recommends the permit be issued for a maximum number of children as the class breakdown could change over time. He stated staff is comfortable with increasing the number of children allowed to 52 as licensed by the state as there are no other providers at this location.

The Planning Commission made the following findings in review of this application for a Special Use Permit:

1. **The proposed special use complies with all applicable provisions of these regulations including intensity of use regulations, yard regulations and use limitations.**

The child care program will be contained within an existing building and fenced playground which is in compliance with the zoning regulations.

2. **The proposed special use at the specified location will not adversely affect the welfare or convenience of the public.**

The child care program will be an asset to the community because it will provide a much needed service for taking care of the children within the local area. It will be located within an existing building and will not adversely affect the welfare or convenience of the public.

3. **The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.**

The child care center will be located within an existing structure and use an existing parking lot therefore it should not create any problems for the adjacent property in the neighborhood. The playground area is fenced and the fence is approximately 150 feet north of 92nd Terrace providing significant green space. The request should be approved for a five year period so it can be reevaluated at that time.

4. **The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it, are such that this special use will not dominate the immediate neighborhood so as to hinder development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use permit will so dominate the immediate neighborhood, consideration shall be given to: a) the location size and nature of the height of the building, structures, walls and fences on the site; and b) the nature and extent of landscaping and screening on the site.**

The child care center will accommodate a group of up to 42 children, and will use the church facility during normal working hours. This use will not have a dominating effect in the neighborhood because it is for a small number of children and it will be located within an existing building. No expansion of the building is proposed.

5. **Off street parking and loading areas will be provided with standards set forth in these regulations and areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.**

Access to the child care center will be from the parking lot on the west side of the building. The parking lot is large and can certainly accommodate the employee parking and the pick-up and drop-off traffic that will occur. There will be no changes in the parking lot from what currently exists.

6. **Adequate utility, drainage and other necessary utilities have been or will be provided.**

Since this use will be occupying an existing facility, utility services are already provided.

7. **Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent hazards and to minimize traffic congestion in public streets and alleys.**

Adequate entrance and exit drives currently exist at the facility and this proposed special use will utilize the existing infrastructure that is already in place. The access will be from Alhambra Street.

8. **Adjoining properties will be adequately protected from any hazardous or toxic materials, hazardous manufacturing processes, obnoxious odors, or unnecessary intrusive noises.**

This particular use does not have any hazardous materials, processes, odors or intrusive noises that accompany it.

9. **Architectural style and exterior materials are compatible with such style and materials used in the neighborhood in which the proposed structure is to be built or located.**

The special use has not required any changes in the exterior architecture or style of the existing building. The fence material is black chain link and appears to be compatible with the neighborhood. No independent signs are permitted on the property for this use unless approved by the Planning Commission.

Bob Lindeblad moved the Planning Commission find favorably on the factors for approval and recommends the Governing Body grant a special use permit for the operation of a child care program at 9100 Mission Road subject to the following conditions:

1. That the child care center be approved for a maximum of 52 children.
2. That the child care center be permitted to operate year-round from 7:00 a.m. to 6:00 p.m. subject to the licensing requirements by the Kansas Department of Health and Environment.
3. That the special use permit be issued for the child care center for a period of five years from the date of City Council approval and that if the applicant desires to continue the use after that time period expires, they shall file a new application for reconsideration by the Planning Commission and City Council.
4. No independent signs shall be permitted unless approved by the Planning Commission.
5. That the child care center occupies the outdoor space as shown on the plans submitted and if it is increased in area, the proposed expansion will be submitted to the Planning Commission for Site Plan Approval.
6. That the trash dumpster is contained within the fenced area so that it is screened from view.
7. If this permit is found not to be in compliance with the terms of the approval of the Special Use Permit it will become null and void within 90 days of notification of noncompliance unless noncompliance is corrected.

The motion was seconded by Gregory Wolf and passed unanimously.

Randy Kronblad noted there is currently a sign on the playground fence. Mr. Enslinger confirmed the sign was a temporary fence that would be allowed for 90 days.

NON-PUBLIC HEARINGS

**PC2012-112 Request for Site Plan Approval for fence setback
4310 West 71st Street**

Claire Brettell, 4310 West 71st Street, requested a waiver from Section 19.44.025 C.1 which requires a ten (10) foot setback adjacent to 71st Street and 70th Terrace for the installation of a split rail fence. This property is located on a corner lot with two platted front yards (71st Street and 70th Terrace). The Chief Building Inspector has made the determination that the property has two front yards because of the platted designation.

The original fence location was actually located in the right-of-way of both 70th Terrace and 71st Street. The applicant is requesting the waiver from the setback requirements to make a more balanced and visual appearance in relationship to the residence. The request is to place the fence two (2) feet-four (4) inches from the property line along 70th Terrace and three (3) feet- seven (7) inches from the property line along 71st Street.

Dennis Enslinger stated that staff has been working with the applicant and calculated what it felt was a reasonable accommodation to allow for a fence.

The Planning Commission made the following review of the request:

A. The site is capable of accommodating the building(s), parking areas and drives with appropriate open space and landscape;

The applicant is not proposing to significantly alter the existing building, parking or drive configuration. The open space will remain relatively the same since the proposed fence design is the same as the previous fence. The height of the proposed fence will meet existing code provisions of 2.5 feet.

B. Utilities are available with adequate capacity to serve the proposed development;

The site has existing utilities.

C. The plan provides for adequate management of stormwater runoff;

The proposed modifications to the site will not have any impact on stormwater runoff.

D. The plan provides for safe and easy ingress, egress and internal traffic circulation;

The Planning Commission has given the placement of fences a great deal of consideration related to safe ingress and egress circulation. In developing setback standards for fences, the Planning Commission has considered impacts on adjacent properties. In this case, the two properties to the west could be adversely impacted. To alleviate such, an impact the zoning ordinance requires that new front yard fences be setback a minimum of ten (10) feet. This would allow clear visibility for anyone backing out of the adjacent driveway.

It was noted the applicant is proposing a decorative split rail fence which exceeds the 50% void ratio and should not have any adverse impact on the adjacent properties.

E. The plan is consistent with good land planning and site engineering design principles;

The plan is consistent with good land planning and site engineering design principles.

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building(s) and the surrounding neighborhood;

The proposed fence is compatible with the residential structure and the surrounding neighborhood.

G. The plan represents an overall development pattern that is consistent with the Comprehensive Plan and other adopted planning policies.

The plan is consistent with overall development patterns represented in the neighborhood and with the policies adopted in the Comprehensive Plan.

Nancy Vennard asked if the previous fence was 30" in height. Ms Brettell responded she was not sure. Mrs. Vennard noted this may be shorter than the previous fence. Ms Brettell stated the fence height was measured by the Building Inspector on site and it is approximately two inches shorter.

Randy Kronblad moved the Planning Commission approve PC2012-112 for a waiver to Section 19.44.025 C, for the property located at 4310 West 71st Street subject to the following conditions:

1. The fence be a minimum of two (2) feet -four (4) inches from the property line along 70th Terrace and three (3) feet- seven (7) inches from the property line along 71st Street;
 2. The fence design shall be a split rail fence design with a maximum height of 2.5 feet and
 3. Letter from the Homes Association approving the request is submitted.
- The motion was seconded by Gregory Wolf and passed unanimously.

OTHER BUSINESS

Discussion of Setback for Accessory Structures

Dennis Enslinger reviewed a draft of proposed language to clarify the setback requirements for accessory structures prepared by Ron Williamson as a follow-up to last month's application.

The new language states "Unless otherwise set out in these regulations, any accessory structure shall setback a minimum of three (3) feet from the rear and side lot lines, except that an accessory structure exceeding ten (10) feet in height shall be located a distance of one third its height from the rear and side lot lines. In residential districts, unless otherwise set out in these regulations, accessory structures shall not be located in the front yard."

Dennis Enslinger noted additional clarification needs to be added to address detached garages. This will be done and the new language brought back to the Commission for formal action at a later date.

Gregory Wolf asked if the introduction "unless otherwise set out in these regulations" was not sufficient to address detached garages. Mr. Enslinger responded it would, but staff would like it to be more clearly addressed.

Mr. Wolf asked if staff had made any progress in resolving the sign issue at 2200 West 75th Street. Mr. Enslinger responded staff is still working on that issue.

Next Meeting

The deadline for filing for the September meeting is August 10th. No applications have been received; however, it is anticipated that Lane4 will file an application for site plan approval, a conditional use permit for a drive-thru and an application for platting at the Prairie Village Shops. Due to the Labor Day Holiday, the September meeting will be on the second Tuesday, September 11th.

ADJOURNMENT

With no further business to come before the Planning Commission, Chairman Ken Vaughn adjourned the meeting at 7:25 p.m.

Ken Vaughn
Chairman



PLANNING COMMISSION

City Council Meeting Date: September 11, 2009

PUBLIC HEARING

- PC2012-08 Request for Conditional Use Permit for Drive-Thru Service Window at 6920 Mission Road
Zoning: C-2
Applicant: Curtis Petersen with Polsinelli Shughart
PC representing PV Retail Shops
- PC2012-113 Request for Site Plan Approval NW Corner of 71st Street & Mission Road
Zoning: C-2
Applicant: Curtis Petersen with Polsinelli Shughart
PC representing PV Retail Shops
- PC2012-114 Request for Preliminary & Final Plat Approval, Prairie Village Shopping Center
Zoning: C-2
Applicant: Curtis Petersen with Polsinelli Shughart
PC representing PV Retail Shops

RECOMMENDATION

Staff recommends the Planning Commission continue PC-2012-08, PC-2012-113, and PC 2012-114 to the October 2, 2012 Planning Commission Meeting.

BACKGROUND

The applicant, Polsinelli Shughart, will be making a presentation to the Planning Commission on the above referenced agenda items at the September 11th Planning Commission Meeting. The applicant has requested a continuation of the items to the October 2nd Planning Commission meeting to provide staff with additional information regarding the proposed modifications to the Prairie Village Shopping Center.

The applicant will make a formal presentation regarding the proposed changes and then be prepared to address any questions the Planning Commission may have regarding the proposed changes. In addition, staff has notified the public that the Planning Commission will be taking public comment on the proposed modifications at the September 11th meeting. Staff has attached written comment on the proposed modifications received by September 6th.

ATTACHMENTS

Drawings, Plat documents related to the proposed modifications

Written Correspondence received regarding the proposed modifications

PREPARED BY

Dennis J. Enslinger

Assistant City Administrator

Date: September 6, 2012

Mission Lane Improvements and New Retail Shops

PV Retail Partners, LLC. & Lane 4 Property Group

71st and Mission Road, Prairie Village, Kansas

Site Plan Submittal



8205 W 108th Terrace
Overland Park, KS 66210
+ 913.451.8886
+ 913.451.0220

220 NW Executive Way
Levy Summit, MO 64063
+ 816.525.5000
+ 816.525.3028

hollis_r miller architects

LUTJEN
Civil Engineer
1301 Burlington #100
North Kansas City, MO 64116
816.587.4230 phone

LAND 3
Landscape Architect
110 West Cambridge Circle Dr.
Suite 550
Kansas City, KS 66103
913.371.7953 phone

Mission Lane Improvements & Retail Shops
Site Plan Submittal

Mission Lane Improvements & Retail Shops
PV RETAIL PARTNERS, LLC
LANE4 PROPERTY GROUP
4705 CENTRAL ST
KANSAS CITY, MO 64112

REVISIONS:

#	Description	Date

The Professional Architect and allied to this sheet applies only to the design and construction of the work shown on this sheet. All other work shown on this sheet is the responsibility of the contractor and shall not be construed as a part of the contract. The contractor shall be responsible for obtaining the necessary permits and for all other matters relating to the construction of the work shown on this sheet. The architect shall not be responsible for the construction of the work shown on this sheet.

JOB NO: 1192
DRAWN BY: GP
CHECKED BY: EA
DATE: 08.17.2012

GOOO

1 of 9

COVER SHEET

8/16/2012 5:17:05 PM

Please consider the environment before printing this.

DEDICATION:
The undersigned of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as:

"PRAIRIE VILLAGE SHOPPING CENTER"

The proprietors, successors and assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated.

MAINTENANCE OF TRACTS:
Tract "A" (1.81 Acres) is to be owned and maintained by PV Retail Partners, LLC, for the intended use of private roadway and general utility easements.

CROSS ACCESS:
The right of ingress-egress between Lots 1 thru 4 on this plat and any future lots along the access drives or through the parking lots is hereby granted.

TRACT ACCESS EASEMENT:
The right of ingress and egress in travel along the access easement within the boundaries of the property is hereby granted to the city of Prairie Village, Kansas, for the purpose of accessing said Tract A; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to the area within the easement by virtue of the exercise of the right stated herein and specifically, Prairie Village, Kansas shall not incur any liability by virtue of the exercise of such right.

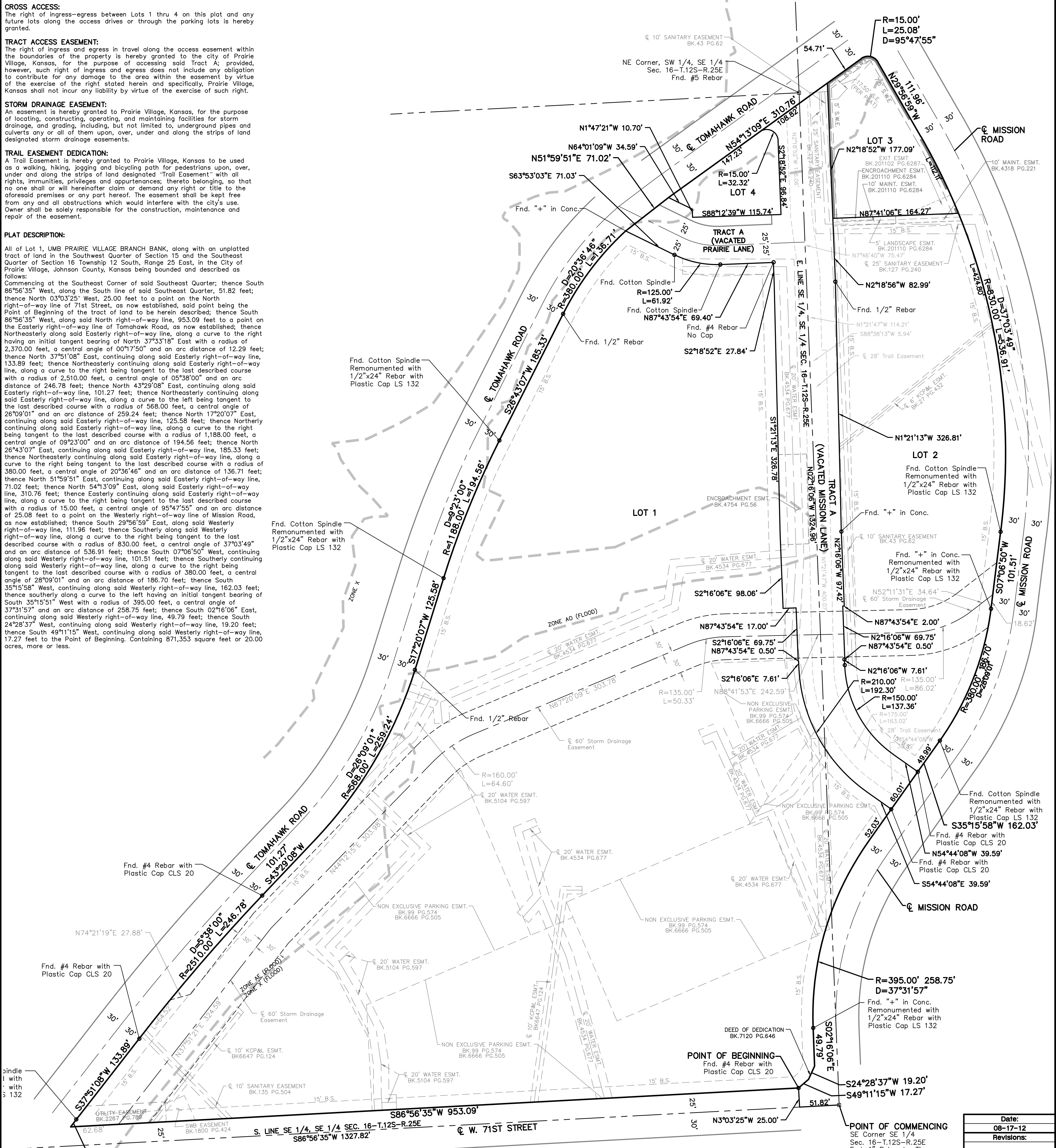
STORM DRAINAGE EASEMENT:
An easement is hereby granted to Prairie Village, Kansas, for the purpose of locating, constructing, operating, and maintaining facilities for storm drainage, and grading, including, but not limited to, underground pipes and culverts any or all of them upon, over, under and along the strips of land designated storm drainage easements.

TRAIL EASEMENT DEDICATION:
A Trail Easement is hereby granted to Prairie Village, Kansas to be used as a walking, hiking, jogging and bicycling path for pedestrians upon, over, under and along the strips of land designated "Trail Easement" with all rights, immunities, privileges and appurtenances thereto belonging, so that no one shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part hereof. The easement shall be kept free from any and all obstructions which would interfere with the city's use. Owner shall be solely responsible for the construction, maintenance and repair of the easement.

PLAT DESCRIPTION:
All of Lot 1, UMB PRAIRIE VILLAGE BRANCH BANK, along with an unplatted tract of land in the Southwest Quarter of Section 15 and the Southeast Quarter of Section 16 Township 12 South, Range 25 East, in the City of Prairie Village, Johnson County, Kansas being bounded and described as follows:

Commencing at the Southeast Corner of said Southeast Quarter; thence South 86°56'35" West, along the South line of said Southeast Quarter, 51.82 feet; thence North 03°03'25" West, 25.00 feet to a point on the North right-of-way line of 71st Street, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence South 86°56'35" West, along said North right-of-way line, 953.09 feet to a point on the Easterly right-of-way line of Tomahawk Road, as now established; thence Northeastly along said Easterly right-of-way line, along a curve to the right having an initial tangent bearing of North 37°33'18" East with a radius of 2,370.00 feet, a central angle of 00°17'50" and an arc distance of 12.29 feet; thence North 37°51'08" East, continuing along said Easterly right-of-way line, 133.89 feet; thence North 07°06'50" West, continuing along said Easterly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 2,510.00 feet, a central angle of 05°38'00" and an arc distance of 246.78 feet; thence North 43°29'08" East, continuing along said Easterly right-of-way line, 101.27 feet; thence Northeastly continuing along said Easterly right-of-way line, along a curve to the left being tangent to the last described course with a radius of 1,188.00 feet, a central angle of 26°09'01" and an arc distance of 259.24 feet; thence North 17°20'07" East, continuing along said Easterly right-of-way line, 125.58 feet; thence Northerly continuing along said Easterly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 1,188.00 feet, a central angle of 09°23'00" and an arc distance of 194.56 feet; thence North 26°43'07" East, continuing along said Easterly right-of-way line, 185.33 feet; thence Northeastly continuing along said Easterly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 380.00 feet, a central angle of 20°36'46" and an arc distance of 136.71 feet; thence North 51°59'51" East, continuing along said Easterly right-of-way line, 71.02 feet; thence North 54°13'09" East, along said Easterly right-of-way line, 310.76 feet; thence Easterly continuing along said Easterly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 15.00 feet, a central angle of 95°47'55" and an arc distance of 25.08 feet to a point on the Westerly right-of-way line of Mission Road, as now established; thence South 29°56'59" East, along said Westerly right-of-way line, 111.96 feet; thence Southerly along said Westerly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 830.00 feet, a central angle of 37°03'49" and an arc distance of 536.91 feet; thence South 07°06'50" West, continuing along said Westerly right-of-way line, 101.51 feet; thence Southerly continuing along said Westerly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 380.00 feet, a central angle of 28°09'01" and an arc distance of 186.70 feet; thence South 35°15'58" West, continuing along said Westerly right-of-way line, 162.03 feet; thence southerly along a curve to the left having an initial tangent bearing of South 35°15'51" West with a radius of 395.00 feet, a central angle of 37°31'57" and an arc distance of 258.75 feet; thence South 02°16'06" East, continuing along said Westerly right-of-way line, 49.79 feet; thence South 24°28'37" West, continuing along said Westerly right-of-way line, 19.20 feet; thence South 49°11'15" West, continuing along said Westerly right-of-way line, 17.27 feet to the Point of Beginning. Containing 871,353 square feet or 20.00 acres, more or less.

**PRELIMINARY PLAT OF
PRAIRIE VILLAGE SHOPPING CENTER
A REPLAT OF LOT 1, UMB PRAIRIE VILLAGE BRANCH BANK,
AND AN UNPLATTED PORTION OF THE SW 1/4, SEC. 15
& SE 1/4, SEC. 16 - Twp. 12 S. - Rge. 25 E.
PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS**

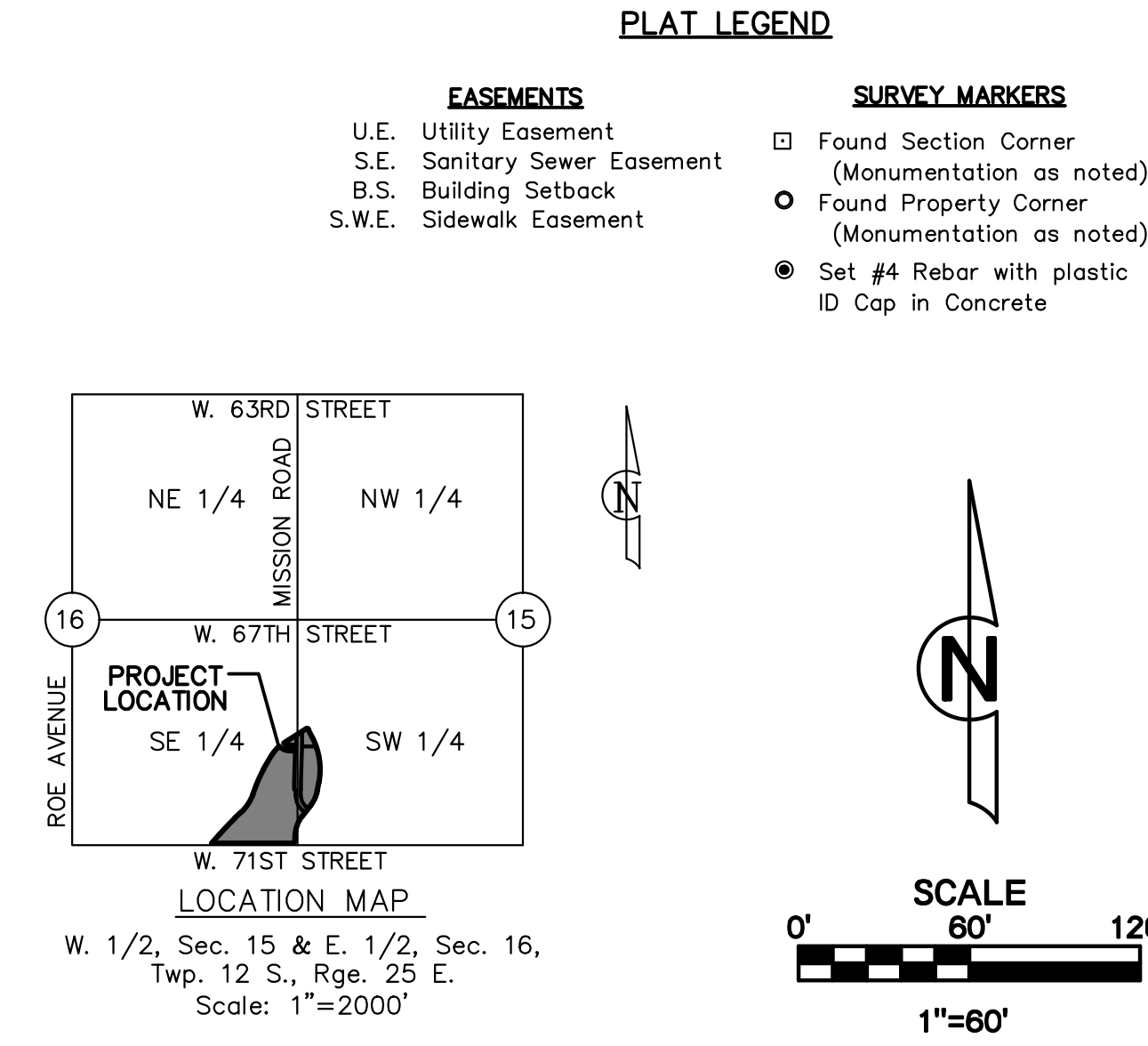


DEVELOPER:
HOLLIS + MILLER ARCHITECTS
8205 W. 108TH TERRACE
OVERLAND PARK, KANSAS 66210
(913) 451-8886

AREA TABLE		
LOT NUMBER	SQUARE FEET	ACRES ±
LOT 1	624,811	14.34
LOT 2	133,628	3.07
LOT 3	23,610	0.54
LOT 4	10,323	0.24
TRACT A	78,981	1.81
TOTAL	871,353	20.00

SURVEYORS NOTES:

- Title and Easement Information furnished by Chicago Title Insurance Company, Commitment Number 20121953, with an effective date of July 9, 2012 at 8:00 a.m.
- All easements referenced in the above referenced title commitment that affect the Subject Property have been shown and noted hereon.
- Bearings used hereon are based on the Kansas State Plane Coordinate System, North Zone (NAD 83 Datum).
- The Subject Property lies partially within Zone AO (Flood depths of 1 to 3 feet, average depths determined. For areas of alluvial fan flooding, velocities also determined), Zone AE (Base flood elevations determined), and Zone X (Areas determined to be outside of the 0.2% annual chance floodplain), as determined by Flood Insurance Rate Map number 2009IC0024G with an effective date of August 3, 2009.
- Area of Subject Property = 871,353 square feet or 20.00 acres, more or less.



Date: 08-17-12
 Revisions:
 Surveyed By: JS
 Reviewed By: JSR
 Drafted By: JAMB
 Lutjen Project No.: 12078

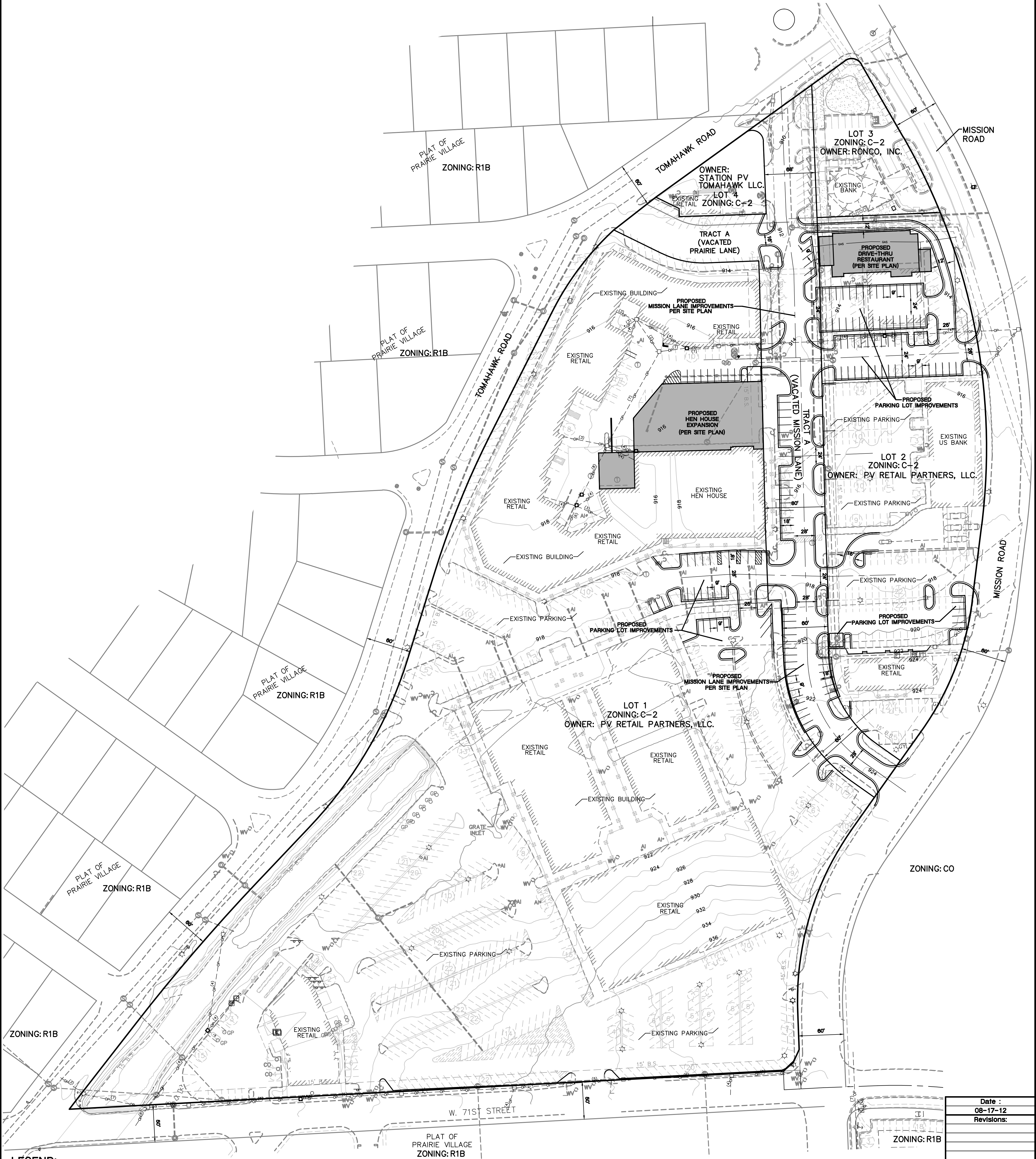
LUTJEN
 1301 Burlington, #100
 North Kansas City, MO 64116
 816.587.4320
 816.587.1993 fax
 www.lutjen.com

surveying
 planning
 engineering
 landscape architecture

Sheet No.:
 1 of 2
 2 of 9

Location: L:\Projects\12077-01\Plans\12078-Prairie Village Shopping Center Prelim Plat-2.dwg

**PRELIMINARY PLAT OF
PRAIRIE VILLAGE SHOPPING CENTER**
A REPLAT OF LOT 1, UMB PRAIRIE VILLAGE BRANCH BANK,
AND AN UNPLATTED PORTION OF THE SW 1/4, SEC. 15
& SE 1/4, SEC. 16 - Twp. 12 S. - Rge. 25 E.
PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

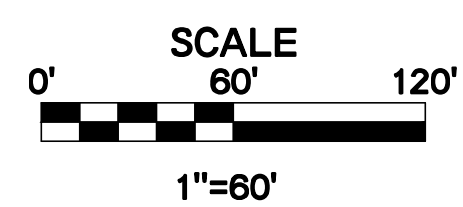
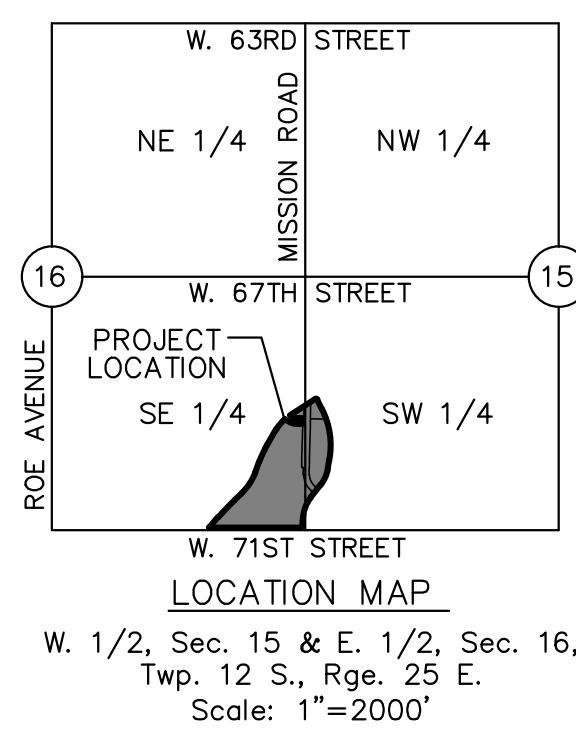


- LEGEND:**
- OHP - OVERHEAD POWER
 - OHT - OVERHEAD TELEPHONE
 - LP - LIGHT POLE
 - TMH - TELEPHONE MANHOLE
 - EM - ELECTRIC METER
 - SM - SEWER MANHOLE
 - EB - ELECTRIC BOX
 - TS - TRAFFIC SIGNAL
 - TSB - TRAFFIC SIGNAL BOX
 - TSM - TRAFFIC SIGNAL MANHOLE
 - KMH - KCPL MANHOLE
 - TP - TELEPHONE PEDESTAL
 - TB - TELEPHONE BOX
 - PP - POWER POLE
 - GM - GAS METER
 - FI - FIELD INLET
 - MB - MAILBOX
 - CI - CURB INLET
 - DI - DROP INLET
 - FI - FIELD INLET
 - GP - GUARD POST
 - LS - LANDSCAPING
 - ⊗ - TREE

- UTILITY LINES**
- OP— EXISTING OVERHEAD POWER
 - G— EXISTING GAS
 - S— EXISTING SANITARY SEWER
 - STM— EXISTING STORM SEWER
 - W— EXISTING WATER LINE
- CONTOURS**
- 100— EXISTING INDEX CONTOURS
 - 100— EXISTING INTERMEDIATE CONTOURS
- EASEMENTS**
- D.E. STORM DRAINAGE EASEMENT
 - M.E. MONUMENT EASEMENT
 - S.E. SANITARY SEWER EASEMENT
 - U.E. UTILITY EASEMENT
 - W.E. WATER EASEMENT

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OVERLAND PARK, KANSAS 66210
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Date :	08-17-12
Revisions:	
Surveyed By:	N/A
Reviewed By:	JFE
Drafted By:	JAMB
Lutjen Project No.:	12078

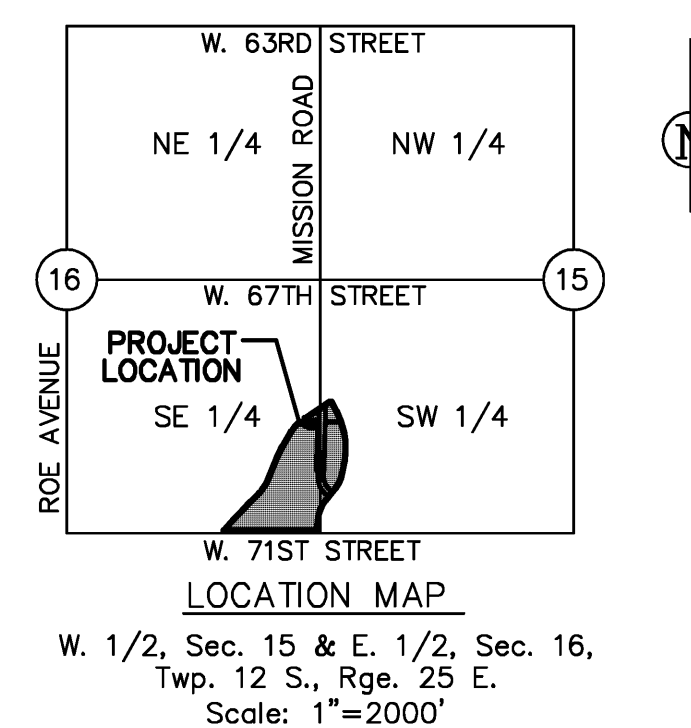
LUTJEN

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North Kansas City, MO 64116
816.587.4320
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Sheet No.:
2 of 2
3 of 9

**FINAL PLAT OF
PRAIRIE VILLAGE SHOPPING CENTER
A REPLAT OF LOT 1, UMB PRAIRIE VILLAGE BRANCH BANK,
AND AN UNPLATTED PORTION OF THE SW 1/4, SEC. 15
& SE 1/4, SEC. 16 – Twp. 12 S. – Rge. 25 E.
PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS**



DEDICATION:
The undersigned of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as:

"PRAIRIE VILLAGE SHOPPING CENTER"

The proprietors, successors and assigns, of property described on this plat hereby dedicate for public uses all land described on this plat as streets or public ways not heretofore dedicated.

MAINTENANCE OF TRACTS:
Tract "A" (1.81 Acres) is to be owned and maintained by PV Retail Partners, LLC, for the intended use of private roadway and general utility easements.

CROSS ACCESS:
The right of ingress-egress between Lots 1 thru 4 on this plat and any future lots along the access drives or through the parking lots is hereby granted.

TRACT ACCESS EASEMENT:
The right of ingress and egress in travel along the access easement within the boundaries of the property is hereby granted to the city of Prairie Village, Kansas, for the purpose of accessing said Tract A; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to the area within the easement by virtue of the exercise of the right stated herein and specifically, Prairie Village, Kansas shall not incur any liability by virtue of such right.

STORM DRAINAGE EASEMENT:
An easement is hereby granted to Prairie Village, Kansas, for the purpose of locating, constructing, operating, and maintaining facilities for storm drainage, and grading, including, but not limited to, underground pipes and culverts any or all of them upon, over, under and along the strips of land designated storm drainage easements.

TRAIL EASEMENT DEDICATION:
A Trail Easement is hereby granted to Prairie Village, Kansas to be used as a walking, hiking, jogging and bicycling path for pedestrians upon, over, under and along the strips of land designated "Trail Easement" with all rights, immunities, privileges and appurtenances; thereto belonging, so that no one shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part hereof. The easement shall be kept free from any and all obstructions which would interfere with the city's use. Owner shall be solely responsible for the construction, maintenance and repair of the easement.

PLAT DESCRIPTION:

All of Lot 1, UMB PRAIRIE VILLAGE BRANCH BANK, along with an unplatted tract of land in the Southwest Quarter of Section 15 and the Southeast Quarter of Section 16 Township 12 South, Range 25 East, in the City of Prairie Village, Johnson County, Kansas being bounded and described as follows:
Commencing at the Southeast Corner of said Southeast Quarter; thence South 86°56'35" West, along the South line of said Southeast Quarter, 51.82 feet; thence North 03°03'25" West, 25.00 feet to a point on the North right-of-way line of 71st Street, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence South 86°56'35" West, along said North right-of-way line, 953.09 feet to a point on the Easterly right-of-way line of Tomahawk Road, as now established; thence Northeasterly along said Easterly right-of-way line, along a curve to the right having an initial tangent bearing of North 37°33'18" East with a radius of 2,370.00 feet, a central angle of 00°17'50" and an arc distance of 12.29 feet; thence North 37°51'08" East, continuing along said Easterly right-of-way line, 133.89 feet; thence Northeasterly continuing along said Easterly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 2,510.00 feet, a central angle of 05°38'00" and an arc distance of 246.78 feet; thence North 43°29'08" East, continuing along said Easterly right-of-way line, 101.27 feet; thence Northeasterly continuing along said Easterly right-of-way line, along a curve to the left being tangent to the last described course with a radius of 568.00 feet, a central angle of 26°09'01" and an arc distance of 259.24 feet; thence North 17°20'07" East, continuing along said Easterly right-of-way line, 125.58 feet; thence Northerly continuing along said Easterly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 1,188.00 feet, a central angle of 09°23'00" and an arc distance of 194.56 feet; thence North 26°43'07" East, continuing along said Easterly right-of-way line, 185.33 feet; thence Northeasterly continuing along said Easterly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 380.00 feet, a central angle of 20°36'46" and an arc distance of 136.71 feet; thence North 51°59'51" East, continuing along said Easterly right-of-way line, 71.02 feet; thence North 54°13'09" East, along said Easterly right-of-way line, 310.76 feet; thence Easterly continuing along said Easterly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 15.00 feet, a central angle of 95°47'55" and an arc distance of 25.08 feet to a point on the Westerly right-of-way line of Mission Road, as now established; thence South 29°56'59" East, along said Westerly right-of-way line, 111.95 feet; thence Southerly along said Westerly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 830.00 feet, a central angle of 37°03'49" and an arc distance of 536.91 feet; thence South 07°06'50" West, continuing along said Westerly right-of-way line, 101.51 feet; thence Southerly continuing along said Westerly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 380.00 feet, a central angle of 28°09'01" and an arc distance of 186.70 feet; thence South 35°15'58" West, continuing along said Westerly right-of-way line, 162.03 feet; thence southerly along a curve to the left having an initial tangent bearing of South 35°15'51" West with a radius of 395.00 feet, a central angle of 37°31'57" and an arc distance of 258.75 feet; thence South 02°16'06" East, continuing along said Westerly right-of-way line, 49.79 feet; thence South 24°28'37" West, continuing along said Westerly right-of-way line, 19.20 feet; thence South 49°11'15" West, continuing along said Westerly right-of-way line, 17.27 feet to the Point of Beginning. Containing 871,353 square feet or 20.00 acres, more or less.

SURVEYORS NOTES:

- Title and Easement Information furnished by Chicago Title Insurance Company, Commitment Number 20121953, with an effective date of July 9, 2012 at 8:00 a.m.
- All easements referenced in the above referenced title commitment that affect the Subject Property have been shown and noted hereon.
- Bearings used hereon are based on the Kansas State Plane Coordinate System, North Zone (NAD 83 Datum).
- The Subject Property lies partially within Zone AO (Flood depths of 1 to 3 feet, average depths determined. For areas of alluvial fan flooding, velocities also determined), Zone AE (Base flood elevations determined), and Zone X (Areas determined to be outside of the 0.2% annual chance floodplain), as determined by Flood Insurance Rate Map number 20091C0024G with an effective date of August 3, 2009.
- Area of Subject Property = 871,353 square feet or 20.00 acres, more or less.

BOUNDARY CLOSURE REPORT:

North: 262001.6297' East: 2269508.3915'
Course: N54° 13' 09.00"E Length: 310.756'
North: 262183.3245' East: 2269760.4953'
Length: 25.080' Radius: 15.000'
Delta: 095.7985 (d) Tangent: 16.600'
Chord: 22.259' Course: S77° 52' 53.62"E
Course In: S35° 46' 51.00"E Course Out: N60° 01' 03.76"E
RP North: 262171.1556' East: 2269769.2656'
End North: 262178.6516' East: 2269782.2583'
Course: S29° 56' 59.00"E Length: 111.959'
North: 262081.6432' East: 2269838.1527'
Length: 536.912' Radius: 830.000'
Delta: 037.0636 (d) Tangent: 278.227'
Chord: 527.600' Course: S11° 25' 04.50"E
Course In: S60° 03' 01.00"W Course Out: S82° 53' 10.00"E
RP North: 261667.2741' East: 2269118.9877'
End North: 261564.4852' East: 2269942.5983'
Course: S07° 06' 50.00"W Length: 101.506'
North: 261463.7606' East: 2269930.0276'
Length: 186.700' Radius: 380.000'
Delta: 028.1503 (d) Tangent: 95.274'
Chord: 184.828' Course: S21° 11' 20.50"W
Course In: N82° 53' 10.00"W Course Out: S54° 44' 09.00"E
RP North: 261510.8206' East: 2269552.9529'
End North: 261291.4287' East: 2269863.2224'
Course: S35° 15' 58.15"W Length: 162.030'
North: 261159.1346' East: 2269769.6703'
Length: 258.751' Radius: 395.000'
Delta: 037.5325 (d) Tangent: 134.209'
Chord: 254.149' Course: S16° 29' 52.50"W
Course In: S54° 44' 09.00"E Course Out: S87° 43' 54.00"W
RP North: 260931.0825' East: 2270092.1873'
End North: 260915.4486' East: 2269697.4968'
Course: S02° 16' 06.00"E Length: 49.789'
North: 260865.6986' East: 2269699.4675'
Course: S24° 28' 37.00"W Length: 19.200'
North: 260848.2242' East: 2269691.5124'
Course: S49° 11' 15.26"W Length: 17.269'
North: 260836.9374' East: 2269678.4423'
Course: S86° 56' 35.00"W Length: 953.090'
North: 260786.1106' East: 2268726.7085'
Length: 12.294' Radius: 2370.000'
Delta: 000.2972 (d) Tangent: 6.147'
Chord: 12.294' Course: N37° 42' 13.00"E
Course In: S52° 26' 42.00"E Course Out: N52° 08' 52.00"W
RP North: 259341.5418' East: 2270605.5701'
End North: 260795.8377' East: 2268734.2275'
Course: N37° 51' 08.00"E Length: 133.886'
North: 260901.5536' East: 2268816.3835'

BOUNDARY CLOSURE REPORT (CONTINUED):

North: 260901.5536' East: 2268816.3835'
Length: 246.784' Radius: 2510.000'
Delta: 005.6333 (d) Tangent: 123.491'
Chord: 246.684' Course: N40° 40' 08.00"E
Course In: S52° 08' 52.00"E Course Out: N46° 30' 52.00"W
RP North: 259361.3499' East: 2270798.2696'
End North: 261088.6608' East: 2268977.1444'
Course: N43° 29' 08.00"E Length: 101.266'
North: 261162.1341' East: 2269046.8328'
Length: 259.240' Radius: 568.000'
Delta: 026.1503 (d) Tangent: 131.918'
Chord: 256.996' Course: N30° 24' 37.50"E
Course In: N46° 30' 52.00"W Course Out: S72° 39' 53.00"E
RP North: 261553.0156' East: 2268634.7216'
End North: 261383.7728' East: 2269176.9216'
Course: N17° 20' 07.00"E Length: 125.580'
North: 261503.6487' East: 2269214.3398'
Length: 194.559' Radius: 1188.000'
Delta: 009.3833 (d) Tangent: 97.497'
Chord: 194.341' Course: N22° 01' 37.00"E
Course In: S72° 39' 53.00"E Course Out: N63° 16' 53.00"W
RP North: 261149.6690' East: 2270348.3779'
End North: 261683.8047' East: 2269287.2261'
Course: N26° 43' 07.00"E Length: 185.331'
North: 261849.3471' East: 2269370.5526'
Length: 136.710' Radius: 380.000'
Delta: 020.6129 (d) Tangent: 69.102'
Chord: 135.974' Course: N37° 01' 30.24"E
Course In: S63° 16' 53.00"E Course Out: N42° 40' 06.52"W
RP North: 261678.4956' East: 2269709.9783'
End North: 261957.9049' East: 2269452.4313'
Course: N05° 59' 51.09"E Length: 71.016'
North: 262001.6291' East: 2269508.3908'
Perimeter: 4199.708' Area: 871353.03 Sq. Ft.
Error Closure: 0.0010 Course: S49° 59' 44.48"W
Error North: -0.00063 East: -0.00076
Precision 1: 4199708.000

OWNERSHIP EXECUTION:

IN TESTIMONY WHEREOF: PV RETAIL PARTNERS, LLC, a Kansas Limited Liability Company, has caused this instrument to be executed this _____ day of _____, 2012.

PV RETAIL PARTNERS, LLC. – OWNERS OF LOTS 1 AND 2
BY: LANDMARK RETAIL PROPERTIES, LLC, a Missouri Limited Liability Company, its Sole Member

WILLIAM D. COSENTINO, MANAGER DAVID G. COSENTINO, MANAGER

STATE OF _____ SS:
COUNTY OF _____

Be it remembered that on this _____ day of _____, 2012, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came WILLIAM D. COSENTINO and DAVID G. COSENTINO, to me personally known, who being by me duly sworn, did say that they are Managers of LANDMARK RETAIL PROPERTIES, LLC, a Missouri Limited Liability Company and that said instrument was signed in behalf of said limited liability company and that WILLIAM D. COSENTINO and DAVID G. COSENTINO acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____
Print Name: _____

OWNERSHIP EXECUTION:

IN TESTIMONY WHEREOF: RONCO, INC., a Kansas Corporation, has caused this instrument to be executed this _____ day of _____, 2012.

RONCO, INC. – OWNERS OF LOT 3

JAMES F. RONEY, PRESIDENT

STATE OF _____ SS:
COUNTY OF _____

Be it remembered that on this _____ day of _____, 2012, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came James F. Roney, to me personally known, who being by me duly sworn, did say that he is President of RONCO, INC., a Kansas Corporation and that said instrument was signed in behalf of said corporation and that James F. Roney acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____
Print Name: _____

OWNERSHIP EXECUTION:

IN TESTIMONY WHEREOF: STATION PV TOMAHAWK LLC, a Kansas Limited Liability Company, has caused this instrument to be executed this _____ day of _____, 2012.

STATION PV TOMAHAWK LLC. – OWNERS OF LOT 4

DAVID M. BLOCK, MANAGER

STATE OF _____ SS:
COUNTY OF _____

Be it remembered that on this _____ day of _____, 2012, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came David M. Block, to me personally known, who being by me duly sworn, did say that he is Manager of STATION PV TOMAHAWK LLC, a Kansas Limited Liability Company and that said instrument was signed in behalf of said limited liability company and that David M. Block acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____
Print Name: _____

APPROVALS:

APPROVED by the Planning Commission of the City of Prairie Village, Johnson County, Kansas, this ____ day of _____, 2012.

Ken Vaughn, Chairman Joyce Hagen Mundy, Secretary

APPROVED BY: The governing body of the City of Prairie Village, Johnson County, Kansas, this _____ day of _____, 2012.

Ronald L. Shaffer, Mayor Joyce Hagen Mundy, City Clerk

CERTIFICATION:

This plat and survey of "PRAIRIE VILLAGE SHOPPING CENTER" was executed by Lutjen, Inc., 1301 Burlington, #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of "PRAIRIE VILLAGE SHOPPING CENTER" subdivision is based on an actual survey made by me or under my direct supervision on July 31, 2012.

JASON S. ROUDEBUSH, KS PLS 1415
Date: July 31, 2012
jroudebush@lutjen.com

Date of Survey:	07-31-12
Revisions:	
Surveyed By:	JS
Reviewed By:	JSR
Drafted By:	JAMB
Lutjen Project No.:	12078

LUTJEN

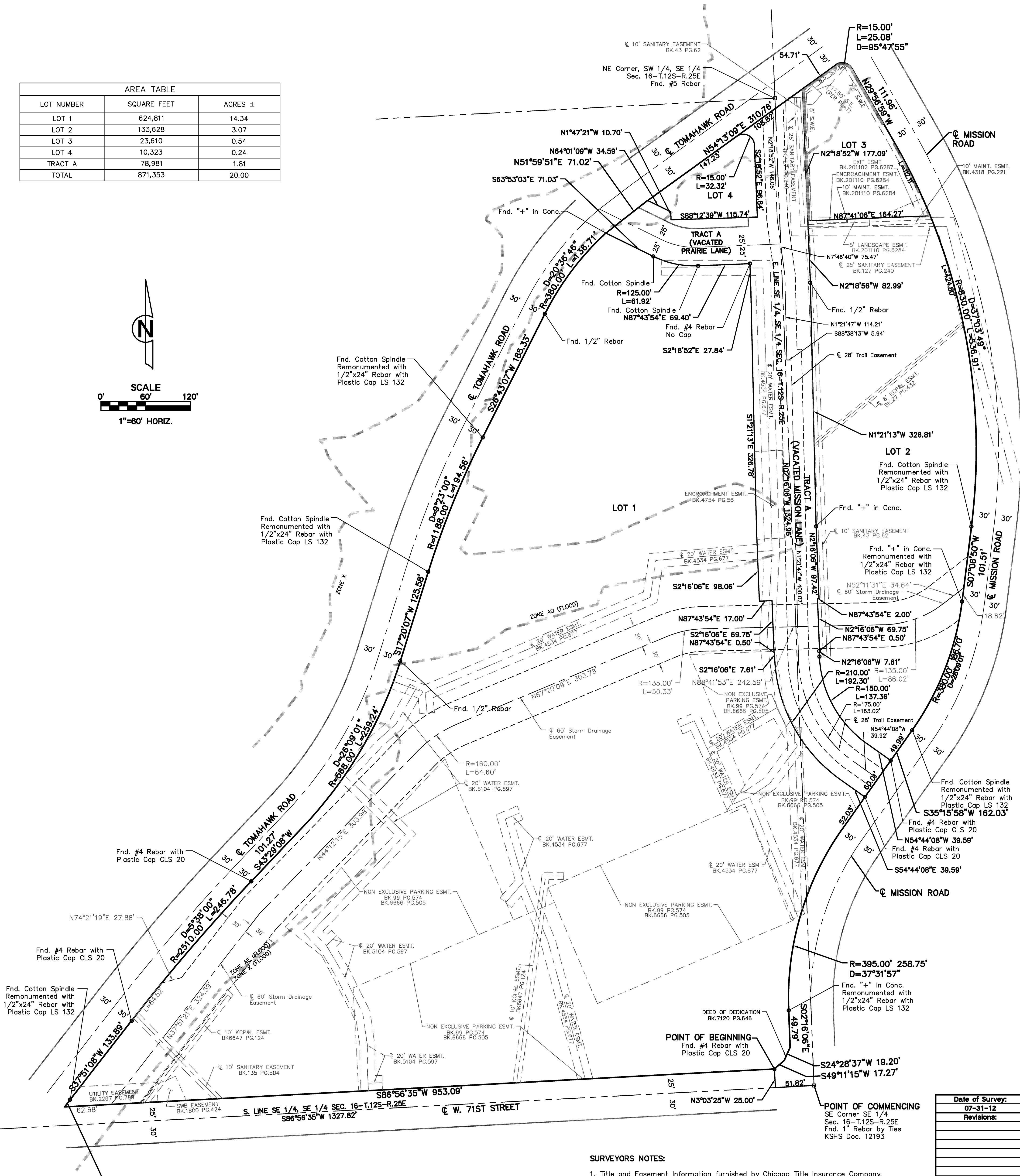
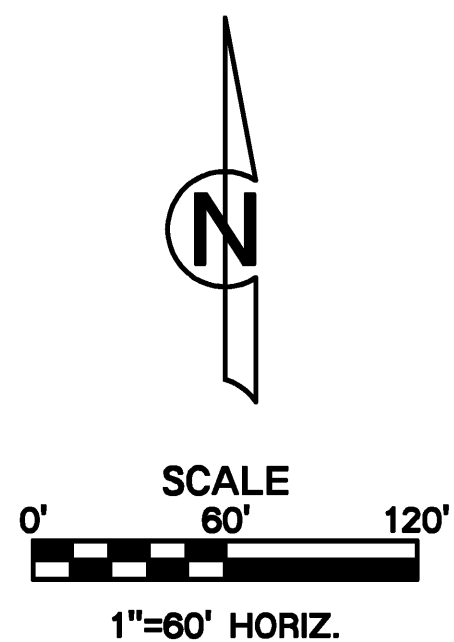
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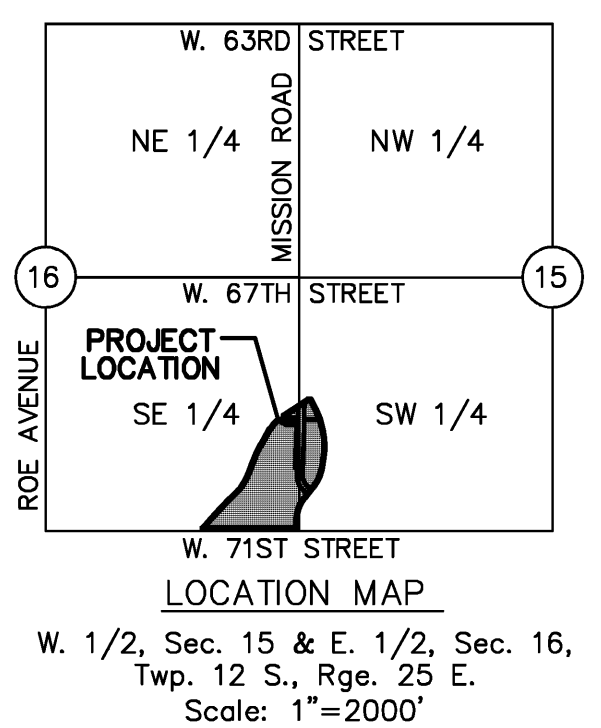
**FINAL PLAT OF
PRAIRIE VILLAGE SHOPPING CENTER**
A REPLAT OF LOT 1, UMB PRAIRIE VILLAGE BRANCH BANK,
AND AN UNPLATTED PORTION OF THE SW 1/4, SEC. 15
& SE 1/4, SEC. 16 - Twp. 12 S. - Rge. 25 E.
PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

AREA TABLE		
LOT NUMBER	SQUARE FEET	ACRES ±
LOT 1	624,811	14.34
LOT 2	133,628	3.07
LOT 3	23,610	0.54
LOT 4	10,323	0.24
TRACT A	78,981	1.81
TOTAL	871,353	20.00



R=2370.00'
L=12.29'
D=0°17'50"

- PLAT LEGEND**
- | | |
|------------------------------|--|
| EASEMENTS | SURVEY MARKERS |
| U.E. Utility Easement | □ Found Section Corner (Monumentation as noted) |
| S.E. Sanitary Sewer Easement | ○ Found Property Corner (Monumentation as noted) |
| B.S. Building Setback | ● Set #4 Rebar with plastic ID Cap in Concrete |
| S.W.E. Sidewalk Easement | |



SURVEYORS NOTES:

- Title and Easement Information furnished by Chicago Title Insurance Company, Commitment Number 20121953, with an effective date of July 9, 2012 at 8:00 a.m.
- All easements referenced in the above referenced title commitment that affect the Subject Property have been shown and noted hereon.
- Bearings used hereon are based on the Kansas State Plane Coordinate System, North Zone (NAD 83 Datum).
- The Subject Property lies partially within Zone AO (Flood depths of 1 to 3 feet, average depths determined. For areas of alluvial fan flooding, velocities also determined), Zone AE (Base flood elevations determined), and Zone X (Areas determined to be outside of the 0.2% annual chance floodplain), as determined by Flood Insurance Rate Map number 20091C0024G with an effective date of August 3, 2009.
- Area of Subject Property = 871,353 square feet or 20.00 acres, more or less.

CERTIFICATION:

This plat and survey of "PRAIRIE VILLAGE SHOPPING CENTER" was executed by Lutjen, Inc., 1301 Burlington, #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of "PRAIRIE VILLAGE SHOPPING CENTER" subdivision is based on an actual survey made by me or under my direct supervision on July 31, 2012.

Date of Survey:	07-31-12
Revisions:	

Surveyed By:	JS
Reviewed By:	JSR
Drafted By:	JAMB
Lutjen Project No.:	12078

1301 Burlington, #100
North Kansas City, MO 64116
816.587.4320
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surveying
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Sheet No.:
2 of 2

DEVELOPER:
HOLLIS + MILLER ARCHITECTS
8205 W. 108TH TERRACE
OVERLAND PARK, KANSAS 66210
(913) 451-8886

JASON S. ROUBEUSH, KS PLS 1415
Date: July 31, 2012
jroubesh@lutjen.com

Location: L:\Projects\12077-01\Plans\Plat\12078-Prairie Village Shopping Center Plat.dwg

FINAL PLAT OF
PRAIRIE VILLAGE SHOPPING CENTER
A REPLAT OF LOT 1, UMB PRAIRIE VILLAGE BRANCH BANK,
AND AN UNPLATTED PORTION OF THE SW 1/4, SEC. 15
& SE 1/4, SEC. 16 – Twp. 12 S. – Rge. 25 E.
PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

DEDICATION:

The undersigned of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as:

"PRAIRIE VILLAGE SHOPPING CENTER"

The proprietors, successors and assigns, of property described on this plat hereby dedicate for public uses all land described on this plat as streets or public ways not heretofore dedicated.

MAINTENANCE OF TRACTS:

Tract "A" (1.81 Acres) is to be owned and maintained by PV Retail Partners, LLC, for the intended use of private roadway and general utility easements.

CROSS ACCESS:

A non-exclusive, appurtenant cross access easement over TRACT A is hereby granted for the benefit of Lots 1 through 4 to allow ingress-egress from such lots to the public streets adjacent to TRACT A.

STORM DRAINAGE EASEMENT:

A 60-foot wide storm water drainage easement, as depicted on page 2 of this plat, a portion of which consists of an open channel and a portion of which consists of an enclosed storm water pipe, is hereby granted to the City of Prairie Village for the purpose of storm water drainage; provided that the City of Prairie Village shall be obligated to maintain and repair the open channel portion of the easement area and the owners of Lots 1 and 2 and Tract A shall maintain and repair the portions of the enclosed storm water pipe that are located on such owners' respective lots or tract.

TRAIL EASEMENT DEDICATION:

Easements for trail purposes shall be granted pursuant to the terms of the Development Agreement for the Village Community Improvement District by and between PV Retail Partners, LLC and the City of Prairie Village, Kansas dated as of September 20, 2010, recorded at Book 201110, Page 009946 on 10/28/2011.

PLAT DESCRIPTION:

All of Lot 1, UMB PRAIRIE VILLAGE BRANCH BANK, along with an unplatted tract of land in the Southwest Quarter of Section 15 and the Southeast Quarter of Section 16 Township 12 South, Range 25 East, in the City of Prairie Village, Johnson County, Kansas being bounded and described as follows:

Commencing at the Southeast Corner of said Southeast Quarter; thence South 86°56'35" West, along the South line of said Southeast Quarter, 51.82 feet; thence North 03°03'25" West, 25.00 feet to a point on the North right-of-way line of 71st Street, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence South 86°56'35" West, along said North right-of-way line, 953.09 feet to a point on the Easterly right-of-way line of Tomahawk Road, as now established; thence Northeastly along said Easterly right-of-way line, along a curve to the right having an initial tangent bearing of North 37°33'18" East with a radius of 2,370.00 feet, a central angle of 00°17'50" and an arc distance of 12.29 feet; thence North 37°51'08" East, continuing along said Easterly right-of-way line, 133.89 feet; thence Northeastly continuing along said Easterly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 2,510.00 feet, a central angle of 05°38'00" and an arc distance of 246.78 feet; thence North 43°29'08" East, continuing along said Easterly right-of-way line, 101.27 feet; thence Northeastly continuing along said Easterly right-of-way line, along a curve to the left being tangent to the last described course with a radius of 568.00 feet, a central angle of 26°09'01" and an arc distance of 259.24 feet; thence North 17°20'07" East, continuing along said Easterly right-of-way line, 125.58 feet; thence Northerly continuing along said Easterly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 1,188.00 feet, a central angle of 09°23'00" and an arc distance of 194.56 feet; thence North 26°43'07" East, continuing along said Easterly right-of-way line, 185.33 feet; thence Northeastly continuing along said Easterly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 380.00 feet, a central angle of 20°36'46" and an arc distance of 136.71 feet; thence North 51°59'51" East, continuing along said Easterly right-of-way line, 71.02 feet; thence North 54°13'09" East, along said Easterly right-of-way line, 310.76 feet; thence Easterly continuing along said Easterly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 15.00 feet, a central angle of 95°47'55" and an arc distance of 25.08 feet to a point on the Westerly right-of-way line of Mission Road, as now established; thence South 29°56'59" East, along said Westerly right-of-way line, 111.95 feet; thence Southerly along said Westerly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 830.00 feet, a central angle of 37°03'49" and an arc distance of 536.91 feet; thence South 07°06'50" West, continuing along said Westerly right-of-way line, 101.51 feet; thence Southerly continuing along said Westerly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 380.00 feet, a central angle of 28°09'01" and an arc distance of 186.70 feet; thence South 35°15'58" West, continuing along said Westerly right-of-way line, 162.03 feet; thence southerly along a curve to the left having an initial tangent bearing of South 35°15'51" West with a radius of 395.00 feet, a central angle of 37°31'57" and an arc distance of 258.75 feet; thence South 02°16'06" East, continuing along said Westerly right-of-way line, 49.79 feet; thence South 24°28'37" West, continuing along said Westerly right-of-way line, 19.20 feet; thence South 49°11'15" West, continuing along said Westerly right-of-way line, 17.27 feet to the Point of Beginning. Containing 871,353 square feet or 20.00 acres, more or less.

SURVEYORS NOTES:

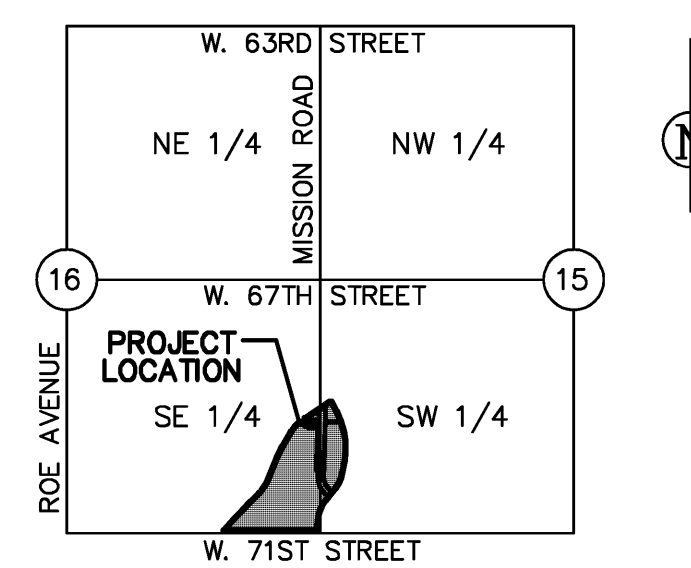
- Title and Easement Information furnished by Chicago Title Insurance Company, Commitment Number 20121953, with an effective date of July 9, 2012 at 8:00 a.m.
- All easements referenced in the above referenced title commitment that affect the Subject Property have been shown and noted hereon.
- Bearings used hereon are based on the Kansas State Plane Coordinate System, North Zone (NAD 83 Datum).
- The Subject Property lies partially within Zone AO (Flood depths of 1 to 3 feet, average depths determined. For areas of alluvial fan flooding, velocities also determined), Zone AE (Base flood elevations determined), and Zone X (Areas determined to be outside of the 0.2% annual chance floodplain), as determined by Flood Insurance Rate Map number 20091C0024G with an effective date of August 3, 2009.
- Area of Subject Property = 871,353 square feet or 20.00 acres, more or less.

BOUNDARY CLOSURE REPORT:

North: 262001.6297' East: 2269508.3915'
Course: N54° 13' 09.00"E Length: 310.756'
North: 262183.3245' East: 2269760.4953'
Length: 25.080' Radius: 15.000'
Delta: 095.7985' (d) Tangent: 16.600'
Chord: 22.259' Course: S77° 52' 53.62"E
Course In: S35° 46' 51.00"E Course Out: N60° 01' 03.76"E
RP North: 262171.1556' East: 2269769.2656'
End North: 262178.6516' East: 2269782.2583'
Course: S29° 56' 59.00"E Length: 111.959'
North: 262081.6432' East: 2269838.1527'
Length: 536.912' Radius: 830.000'
Delta: 037.0636' (d) Tangent: 278.227'
Chord: 527.600' Course: S11° 25' 04.50"E
Course In: S60° 03' 01.00"W Course Out: S82° 53' 10.00"E
RP North: 261667.2741' East: 2269118.9877'
End North: 261564.4852' East: 2269942.5983'
Course: S07° 06' 50.00"W Length: 101.506'
North: 261463.7606' East: 2269930.0276'
Length: 186.700' Radius: 380.000'
Delta: 028.1503' (d) Tangent: 95.274'
Chord: 184.828' Course: S21° 11' 20.50"W
Course In: N82° 53' 10.00"W Course Out: S54° 44' 09.00"E
RP North: 261510.8206' East: 2269552.9529'
End North: 261291.4287' East: 2269863.2224'
Course: S35° 15' 58.15"W Length: 162.030'
North: 261159.1346' East: 2269769.6703'
Length: 258.751' Radius: 395.000'
Delta: 037.5325' (d) Tangent: 134.209'
Chord: 254.149' Course: S16° 29' 52.50"W
Course In: S54° 44' 09.00"E Course Out: S87° 43' 54.00"W
RP North: 260931.0825' East: 2270092.1873'
End North: 260915.4486' East: 2269697.4968'
Course: S02° 16' 06.00"E Length: 49.789'
North: 260865.6986' East: 2269699.4675'
Course: S24° 28' 37.00"W Length: 19.200'
North: 260848.2242' East: 2269691.5124'
Course: S49° 11' 15.26"W Length: 17.269'
North: 260836.9374' East: 2269678.4423'
Course: S86° 56' 35.00"W Length: 953.090'
North: 260786.1106' East: 2268726.7085'
Length: 12.294' Radius: 2370.000'
Delta: 000.2972' (d) Tangent: 6.147'
Chord: 12.294' Course: N37° 42' 13.00"E
Course In: S52° 26' 42.00"E Course Out: N52° 08' 52.00"W
RP North: 259341.5418' East: 2270605.5701'
End North: 260795.8377' East: 2268734.2275'
Course: N37° 51' 08.00"E Length: 133.886'
North: 260901.5536' East: 2268816.3835'

BOUNDARY CLOSURE REPORT (CONTINUED):

North: 260901.5536' East: 2268816.3835'
Length: 246.784' Radius: 2510.000'
Delta: 005.6333' (d) Tangent: 123.491'
Chord: 246.684' Course: N40° 40' 08.00"E
Course In: S52° 08' 52.00"E Course Out: N46° 30' 52.00"W
RP North: 259361.3499' East: 2270798.2696'
End North: 261088.6608' East: 2268977.1444'
Course: N43° 29' 08.00"E Length: 101.266'
North: 261162.1341' East: 2269046.8328'
Length: 259.240' Radius: 568.000'
Delta: 026.1503' (d) Tangent: 131.918'
Chord: 256.996' Course: N30° 24' 37.50"E
Course In: N46° 30' 52.00"W Course Out: S72° 39' 53.00"E
RP North: 261553.0156' East: 2268634.7216'
End North: 261383.7728' East: 2269176.9216'
Course: N17° 20' 07.00"E Length: 125.580'
North: 261503.6487' East: 2269214.3398'
Length: 194.559' Radius: 1188.000'
Delta: 009.3833' (d) Tangent: 97.497'
Chord: 194.341' Course: N22° 01' 37.00"E
Course In: S72° 39' 53.00"E Course Out: N63° 16' 53.00"W
RP North: 261149.6690' East: 2270348.3779'
End North: 261683.8047' East: 2269287.2261'
Course: N26° 43' 07.00"E Length: 185.331'
North: 261849.3471' East: 2269370.5526'
Length: 136.710' Radius: 380.000'
Delta: 020.6129' (d) Tangent: 69.102'
Chord: 135.974' Course: N37° 01' 30.24"E
Course In: S63° 16' 53.00"E Course Out: N42° 40' 06.52"W
RP North: 261678.4956' East: 2269709.9783'
End North: 261957.9049' East: 2269452.4313'
Course: N51° 59' 51.09"E Length: 71.016'
North: 262001.6291' East: 2269508.3908'
Perimeter: 4199.708' Area: 871353.03 Sq. Ft.
Error Closure: 0.0010 Course: S49° 59' 44.48"W
Error North: -0.00063 East: -0.00076
Precision 1: 4199708.000



W. 1/2, Sec. 15 & E. 1/2, Sec. 16,
Twp. 12 S., Rge. 25 E.
Scale: 1"=2000'

OWNERSHIP EXECUTION:

IN TESTIMONY WHEREOF: PV RETAIL PARTNERS, LLC, a Kansas Limited Liability Company, has caused this instrument to be executed this _____ day of _____, 2012.

PV RETAIL PARTNERS, LLC. — OWNERS OF LOTS 1 AND 2

BY: LANDMARK RETAIL PROPERTIES, LLC, a Missouri Limited Liability Company, its Sole Member

WILLIAM D. COSENTINO, MANAGER

DAVID G. COSENTINO, MANAGER

STATE OF _____ SS:

COUNTY OF _____

Be it remembered that on this _____ day of _____, 2012, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came WILLIAM D. COSENTINO and DAVID G. COSENTINO, to me personally known, who being by me duly sworn, did say that they are Managers of LANDMARK RETAIL PROPERTIES, LLC, a Missouri Limited Liability Company and that said instrument was signed in behalf of said limited liability company and that WILLIAM D. COSENTINO and DAVID G. COSENTINO acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

OWNERSHIP EXECUTION:

IN TESTIMONY WHEREOF: RONCO, INC., a Kansas Corporation, has caused this instrument to be executed this _____ day of _____, 2012.

RONCO, INC. — OWNERS OF LOT 3

JAMES F. RONEY, PRESIDENT

STATE OF _____ SS:

COUNTY OF _____

Be it remembered that on this _____ day of _____, 2012, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came James F. Roney, to me personally known, who being by me duly sworn, did say that he is President of RONCO, INC., a Kansas Corporation and that said instrument was signed in behalf of said corporation and that James F. Roney acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

OWNERSHIP EXECUTION:

IN TESTIMONY WHEREOF: STATION PV TOMAHAWK LLC, a Kansas Limited Liability Company, has caused this instrument to be executed this _____ day of _____, 2012.

STATION PV TOMAHAWK LLC. — OWNERS OF LOT 4

DAVID M. BLOCK, MANAGER

STATE OF _____ SS:

COUNTY OF _____

Be it remembered that on this _____ day of _____, 2012, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came David M. Block, to me personally known, who being by me duly sworn, did say that he is Manager of STATION PV TOMAHAWK LLC, a Kansas Limited Liability Company and that said instrument was signed in behalf of said limited liability company and that David M. Block acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS:

APPROVED by the Planning Commission of the City of Prairie Village, Johnson County, Kansas, this _____ day of _____, 2012.

Ken Vaughn, Chairman Joyce Hagen Mundy, Secretary

APPROVED BY: The governing body of the City of Prairie Village, Johnson County, Kansas, this _____ day of _____, 2012.

Ronald L. Shaffer, Mayor Joyce Hagen Mundy, City Clerk

CERTIFICATION:

This plat and survey of "PRAIRIE VILLAGE SHOPPING CENTER" was executed by Lutjen, Inc., 1301 Burlington, #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of "PRAIRIE VILLAGE SHOPPING CENTER" subdivision is based on an actual survey made by me or under my direct supervision on July 31, 2012.

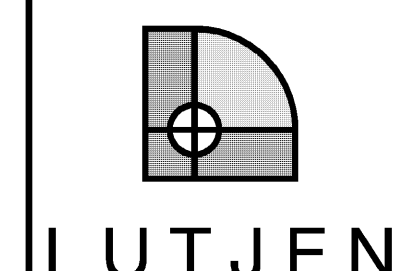
JASON S. ROUDEBUSH, KS PLS 1415

Date: July 31, 2012

roudebush@lutjen.com

DEVELOPER:
HOLLIS + MILLER ARCHITECTS
8205 W. 108TH TERRACE
OVERLAND PARK, KANSAS 66210
(913) 451-8886

Date of Survey:	07-31-12
Revisions:	
Surveyed By:	JS
Reviewed By:	JSR
Drafted By:	JAMB
Lutjen Project No.:	12078



1301 Burlington, #100
North Kansas City, MO 64116
816.587.4320
816.587.1993 fax
www.lutjen.com

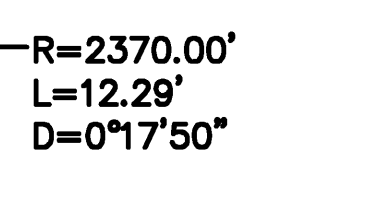
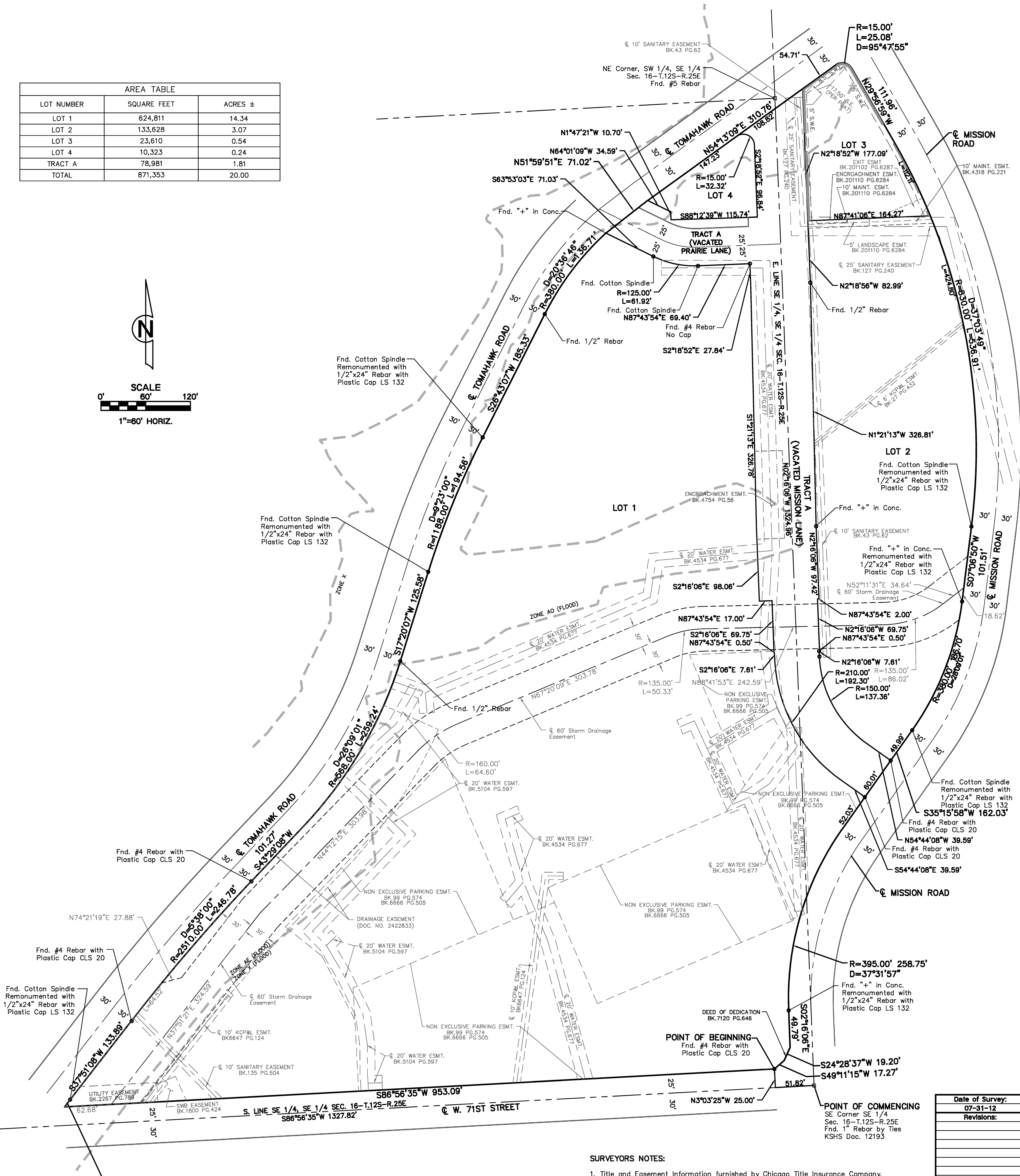
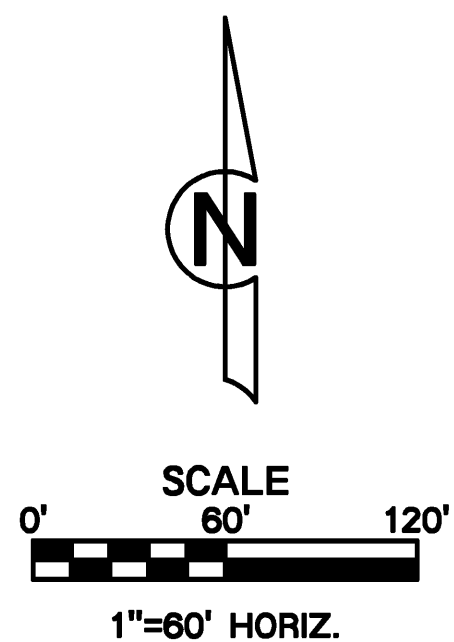
surveying
planning
engineering
landscape architecture

Sheet No.:
1 of 2

Location: L:\Projects\12077-01\Plats\Plat\12078-Prairie Village Shopping Center Plat.dwg

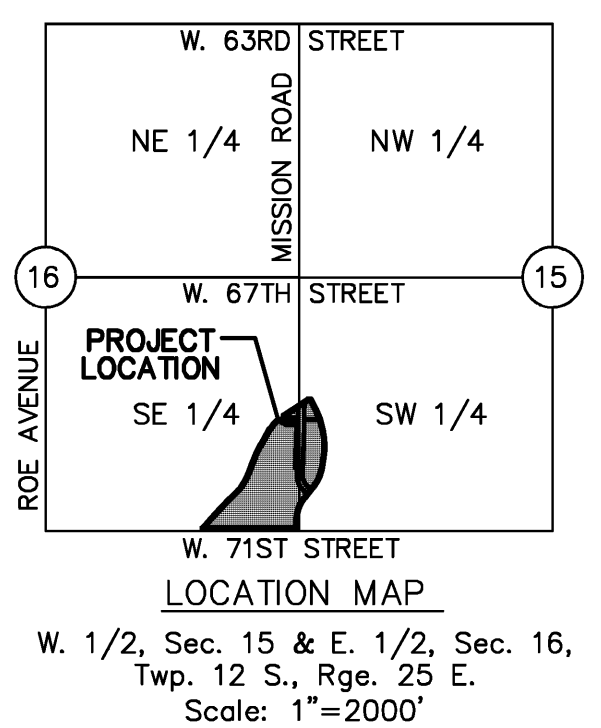
**FINAL PLAT OF
PRAIRIE VILLAGE SHOPPING CENTER**
A REPLAT OF LOT 1, UMB PRAIRIE VILLAGE BRANCH BANK,
AND AN UNPLATTED PORTION OF THE SW 1/4, SEC. 15
& SE 1/4, SEC. 16 - Twp. 12 S. - Rge. 25 E.
PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

AREA TABLE		
LOT NUMBER	SQUARE FEET	ACRES ±
LOT 1	624,811	14.34
LOT 2	133,628	3.07
LOT 3	23,610	0.54
LOT 4	10,323	0.24
TRACT A	78,981	1.81
TOTAL	871,353	20.00



PLAT LEGEND

EASEMENTS	SURVEY MARKERS
U.E. Utility Easement	□ Found Section Corner (Monumentation as noted)
S.E. Sanitary Sewer Easement	○ Found Property Corner (Monumentation as noted)
B.S. Building Setback	● Set #4 Rebar with plastic ID Cap in Concrete
S.W.E. Sidewalk Easement	



SURVEYORS NOTES:

- Title and Easement Information furnished by Chicago Title Insurance Company, Commitment Number 20121953, with an effective date of July 9, 2012 at 8:00 a.m.
- All easements referenced in the above referenced title commitment that affect the Subject Property have been shown and noted hereon.
- Bearings used hereon are based on the Kansas State Plane Coordinate System, North Zone (NAD 83 Datum).
- The Subject Property lies partially within Zone AO (Flood depths of 1 to 3 feet, average depths determined. For areas of alluvial fan flooding, velocities also determined), Zone AE (Base flood elevations determined), and Zone X (Areas determined to be outside of the 0.2% annual chance floodplain), as determined by Flood Insurance Rate Map number 20091C0024G with an effective date of August 3, 2009.
- Area of Subject Property = 871,353 square feet or 20.00 acres, more or less.

CERTIFICATION:

This plat and survey of "PRAIRIE VILLAGE SHOPPING CENTER" was executed by Lutjen, Inc., 1301 Burlington, #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of "PRAIRIE VILLAGE SHOPPING CENTER" subdivision is based on an actual survey made by me or under my direct supervision on July 31, 2012.

JASON S. ROUBEUSH, KS PLS 1415
Date: July 31, 2012
jroubesh@lutjen.com

Date of Survey:	07-31-12
Revisions:	
Surveyed By:	JS
Reviewed By:	JSR
Drafted By:	JAMB
Lutjen Project No.:	12078

LUTJEN

1301 Burlington, #100
North Kansas City, MO 64116
816.587.4320
816.587.1993 fax
www.lutjen.com

surveying
planning
engineering
landscape architecture

Sheet No.:
2 of 2

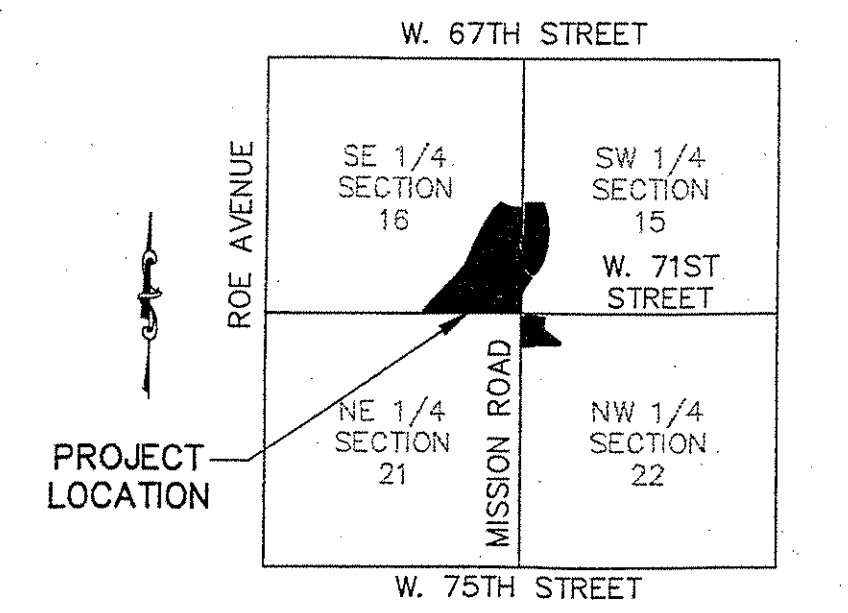
DEVELOPER:
HOLLIS + MILLER ARCHITECTS
8205 W. 108TH TERRACE
OVERLAND PARK, KANSAS 66210
(913) 451-8886

Location: L:\Projects\12077-01\Plans\Plat\12078-Prairie Village Shopping Center Plat.dwg

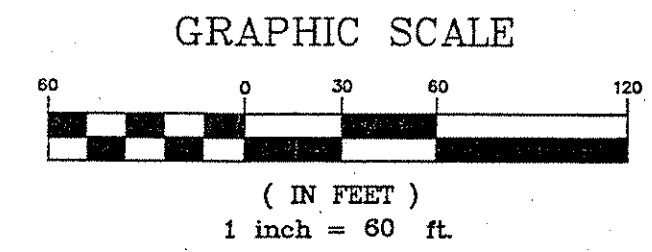
N87°07'19"E
2648.08'

NORTHWEST CORNER,
SOUTHEAST QUARTER
SECTION 16-12-25
(FOUND 1/2" BAR
BY PREVIOUSLY FILED
KSHS TIES)

NORTHEAST CORNER,
SOUTHEAST QUARTER
SECTION 16-12-25
(FOUND 1-1/2" ALUMINUM
DISK BY TIES FILED IN
KSHS DOC. 5467)



VICINITY MAP
SECTIONS: 15, 16, AND 22 ALL IN
TOWNSHIP 12 SOUTH, RANGE 25 EAST
SCALE: 1"=2000'



LEGEND:

- MONUMENT FOUND
- SET 1/2"x24" REBAR AND CAP (UNLESS OTHERWISE NOTED)
- BUSINESS/BILLBOARD SIGN
- STREET/TRAFFIC SIGN
- STEEL BOLLARD
- HANDICAP SYMBOL
- HANDICAP SIGN
- CANOPY SUPPORT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- LIGHT POLE
- UTILITY MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- (P) PLATTED
- (M) MEASURED
- AI AREA INLET
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CLEAN OUT
- ⊙ GREASE PIT MANHOLE
- ⊙ GAS PUMP
- ⊙ TRAFFIC CONTROL LIGHT
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ GAS RISER
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ WELL
- ⊙ POWER POLE
- ⊙ POWER POLE W/TRANSFORMER
- ⊙ LIGHT POLE
- ⊙ JUNCTION BOX
- ⊙ GUY ANCHOR
- ⊙ MAIL BOX
- ⊙ GATE POST
- ⊙ PARKING STALL COUNT
- OVERHEAD POWER LINE
- ELECTRIC LINE
- SANITARY LINE

N07°35'07"W
281.05'

SOUTHWEST CORNER,
SOUTHEAST QUARTER
SECTION 16-12-25
(FOUND 1-1/2" CAP BY
PREVIOUSLY FILED
KSHS TIES)

SOUTHEAST CORNER,
SOUTHEAST QUARTER
SECTION 16-12-25
(FOUND 1" REBAR BY
TIES FILED IN KSHS
DOC. 5466)

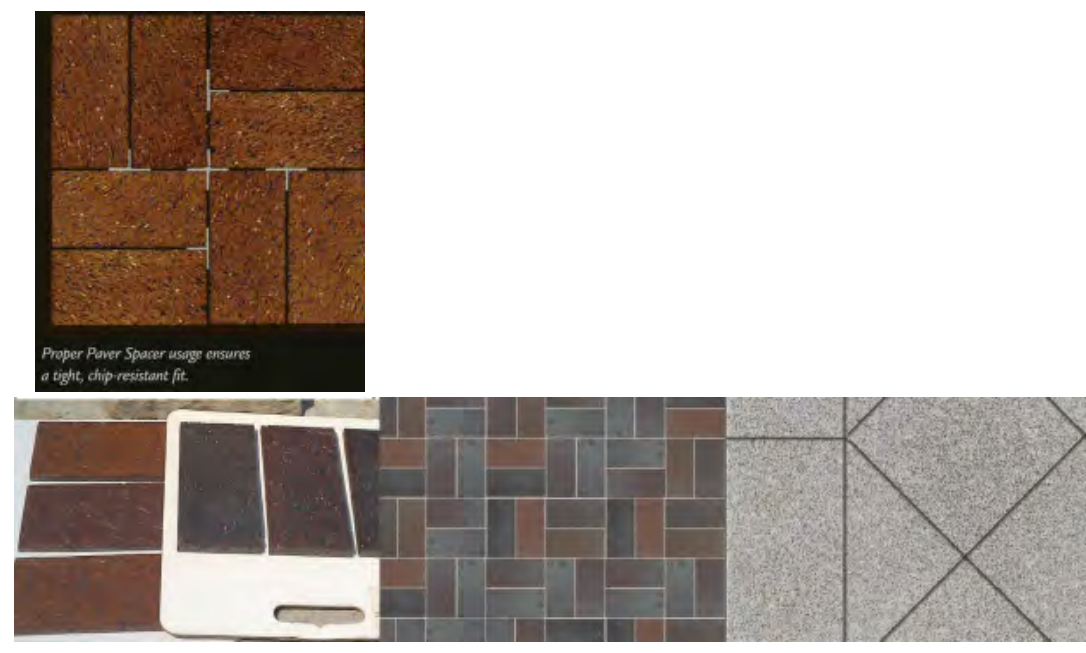
14700 W. 114TH TERRACE LEWISVILLE, MO 64091 913-894-5150 FAX 913-894-5977 E-MAIL lxx@kve.com WWW.KVE.COM	KAW VALLEY ENGINEERING, INC. - CONSULTING ENGINEERS Office: Junction City, Mo., Kansas City, Mo., Lenexa, Mo., Salina, Mo.
PRAIRIE VILLAGE SHOPPING CENTER WEST 71ST STREET AND MISSION ROAD PRAIRIE VILLAGE, KANSAS	ALTA/ACSM LAND TITLE SURVEY
PROJ. NO. C09S4655	DATE FEBRUARY 16, 2009
DRAWN BY MJC	REV 0
SHEET 3 OF 3	DESCRIPTION INITIAL ISSUE
	DATE 02/06/09
	REV 0
	DSN DWN
	MJC
	CHK CHK



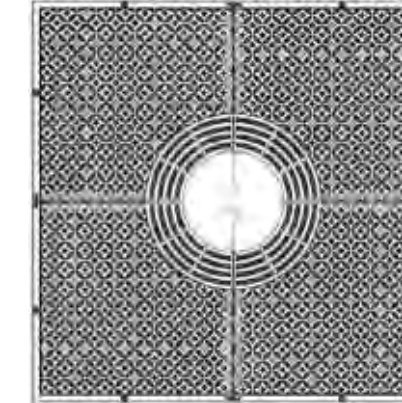
Street Lighting: Manufacturer - Sternberg
 Fixture: 6130 LED w/CTA Lens
 Pole: Decature 4500 - 30' (street) 15' (pedestrian)
 Accessory: Hanging baskets



Site Furniture: Manufacturer - Victor Stanley
 RB Series Bench
 NSDC 36 Gallon Trash Receptacle
 BRBS 103 Bike Rack



Pavers: Manufacturer - Endicot
 Dark Ironspot & Medium Ironspot 36



Tree Grates: Manufacturer - Iron Age Grates
 Interlaken 4x4'

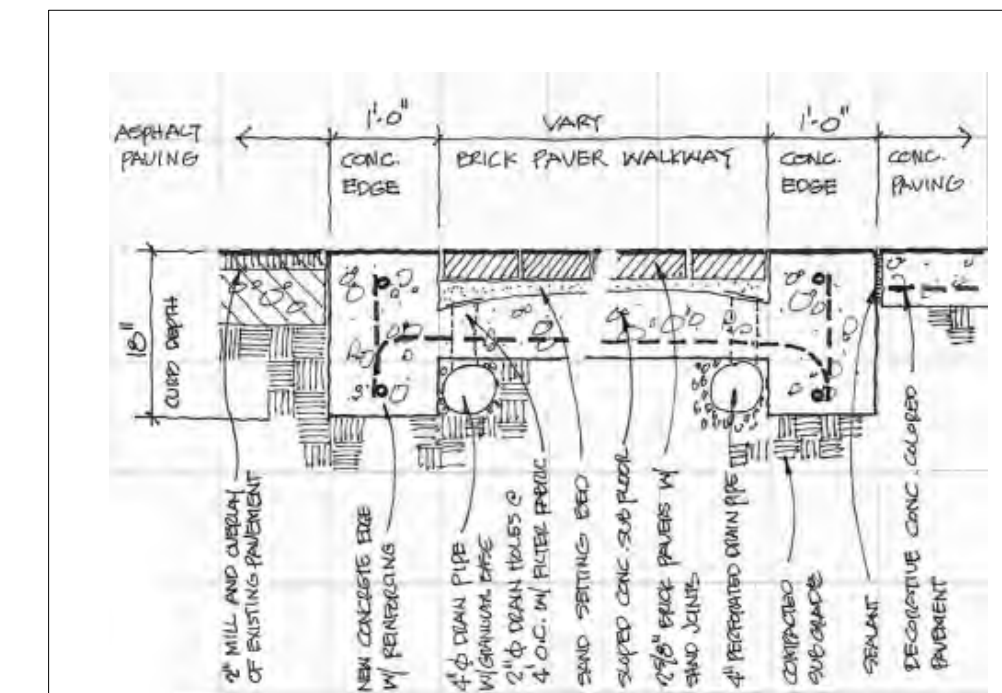
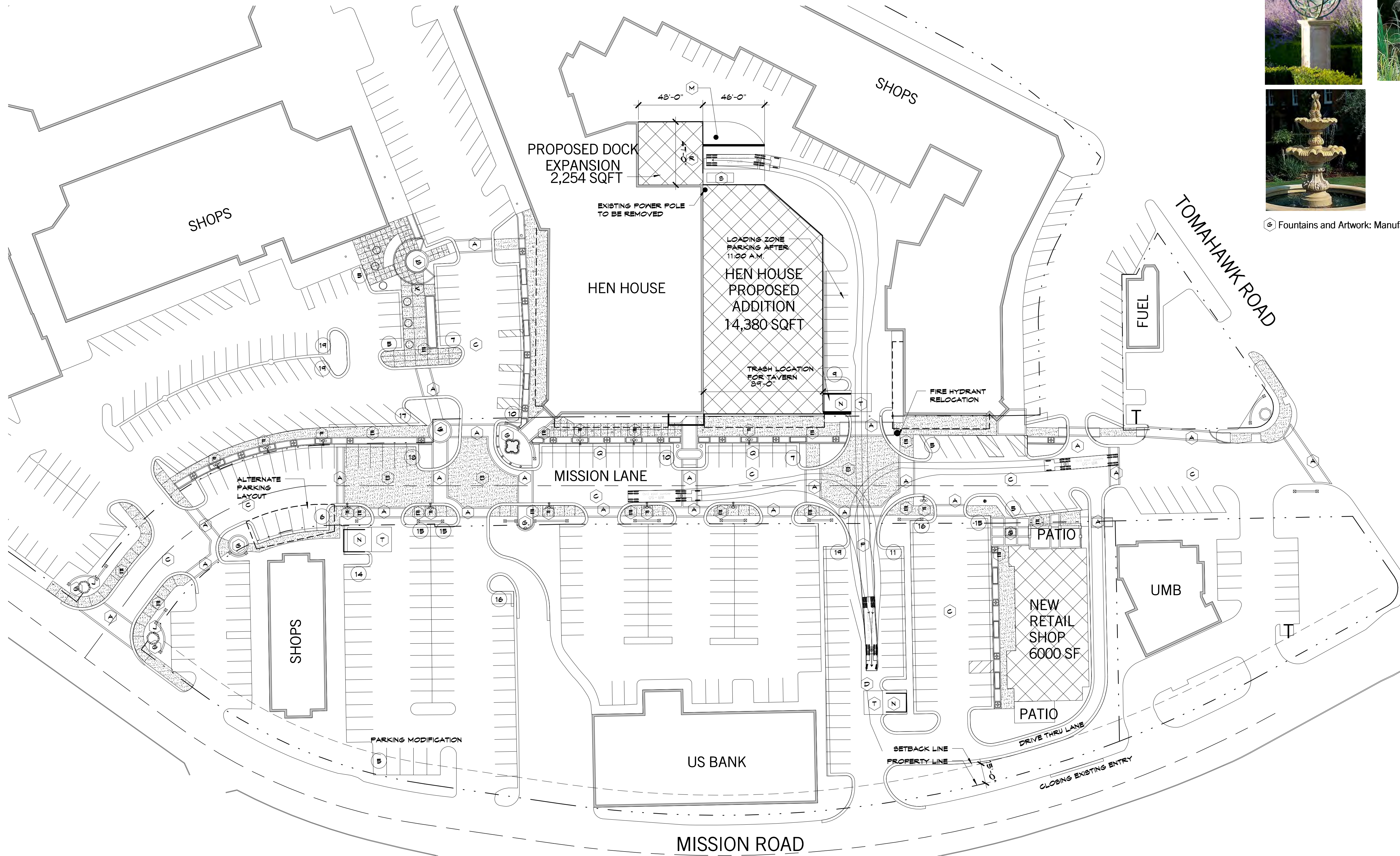


Fountains and Artwork: Manufacturer - Various

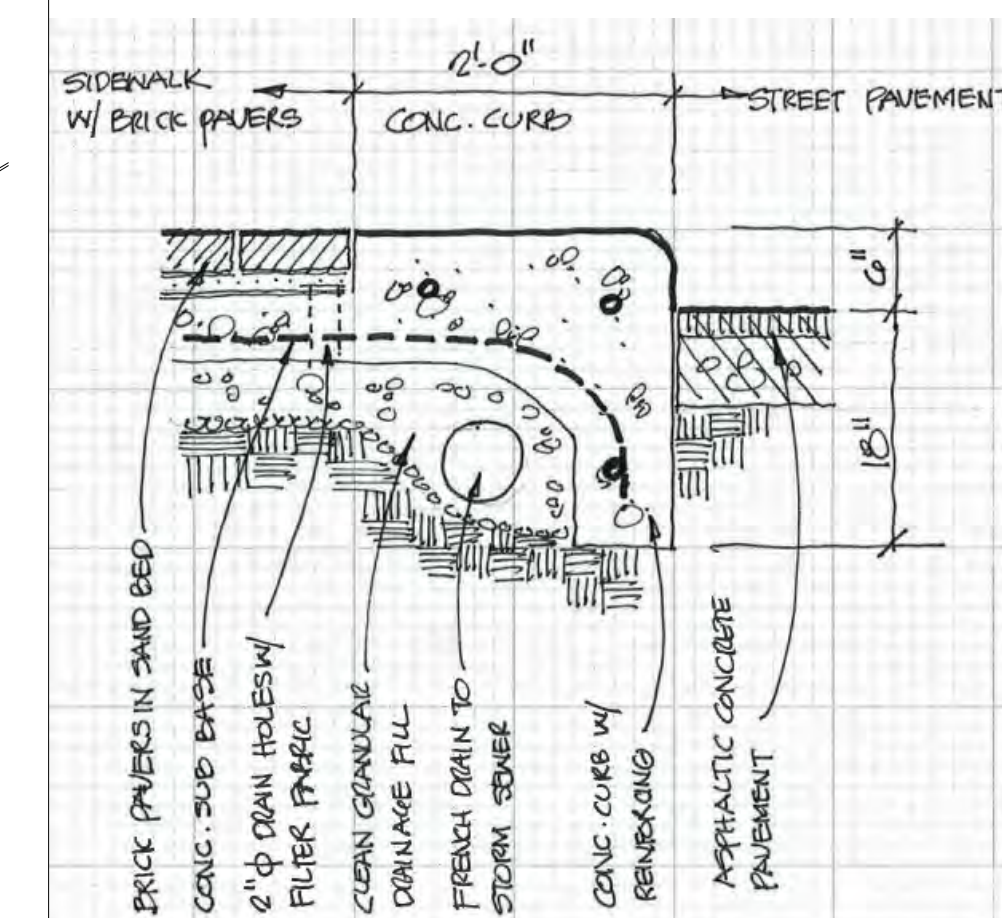
LEGEND

- A BRICK PAVERS
- B COLORED CONCRETE PAVING
- C ASPHALT PAVING
- D HEAVY DUTY ASPHALT PAVING
- E NEW SIDEWALK CONCRETE AND PAVEMENT MIX
- F STERNBERG STREET LIGHT
- G FOUNTAIN/ARTWORK
- H 2' TALL STONE SEAT WALL
- J ENTRY SIGNAGE
- K TRELLIS
- M EXISTING POWER POLE
- N TRASH ENCLOSURE
- P TRUCK MOVEMENT ANALYSIS
- Q 10' WIDE PARKING STALLS
- R DELIVERY DOCK
- S TRASH COMPACTOR
- T CONCRETE LIFT PAD

NOTE:
 SEE ATTACHED PARKING STUDY FOR LOAD
 CALCULATIONS AND PARKING COUNTS.
 DEVIATIONS FROM EXISTING CONDITIONS ARE
 NOTED ON THIS SITE PLAN.



E14 Scale NTS
 Brick Paver Detail



A14 Scale NTS
 Turn Down Curb Detail

Mission Lane Improvements & Retail Shops
 Site Plan Submittal

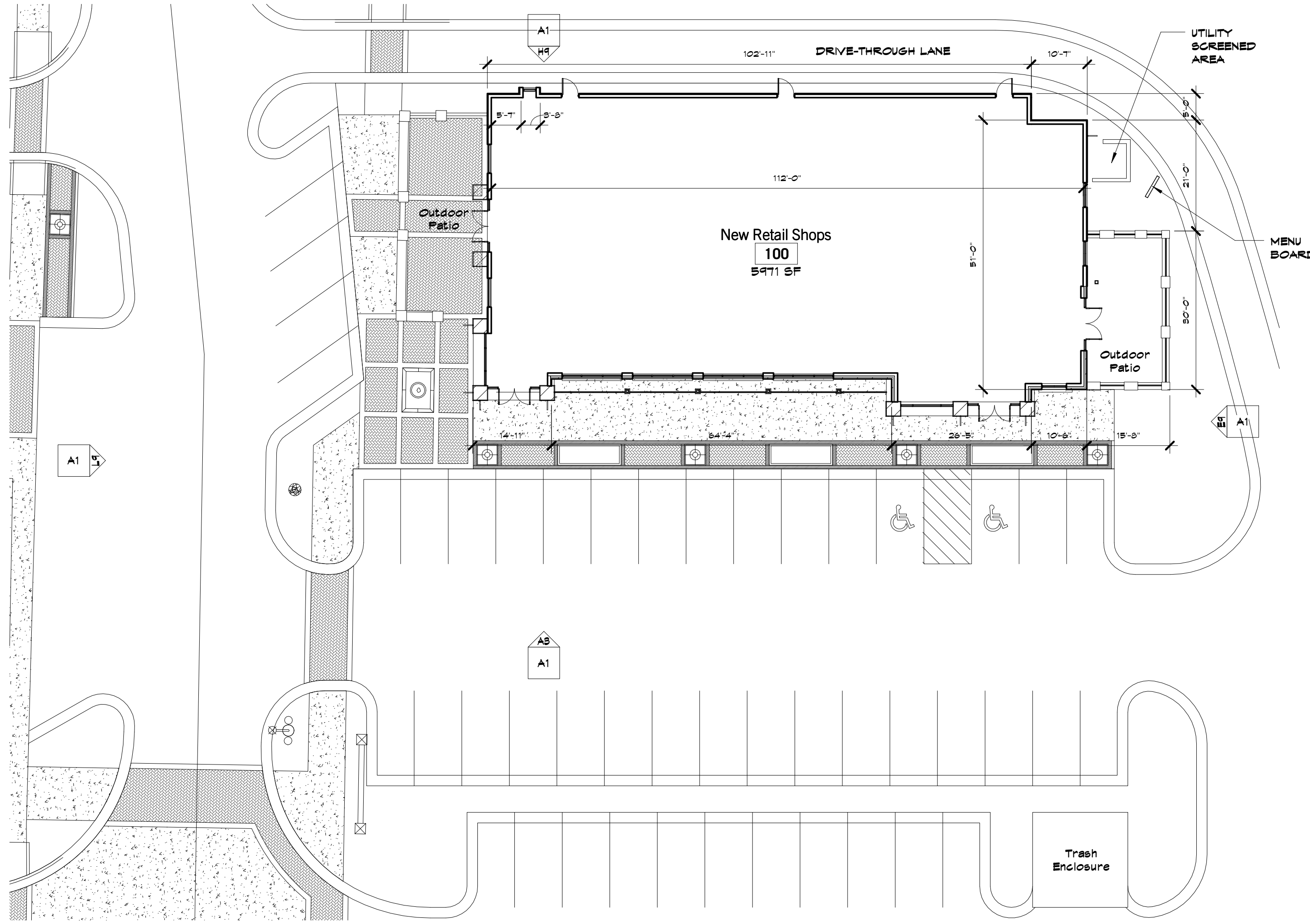
Mission Lane Improvements & Retail Shops
 PV RETAIL PARTNERS, LLC
 LANE4 PROPERTY GROUP
 4705 CENTRAL ST
 KANSAS CITY, MO 64112

REVISIONS:

#	Description	Date

JOB NO: 1192
 DRAWN BY: GP
 CHECKED BY: EA
 DATE: 08.17.2012

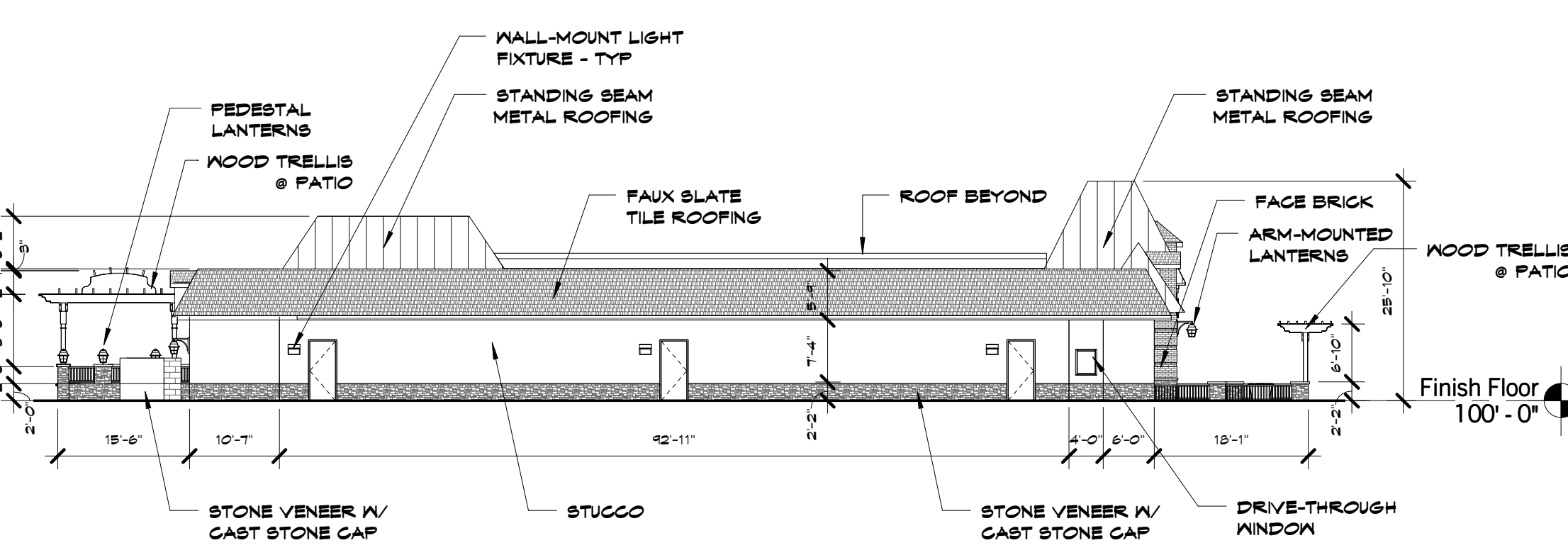
AS101



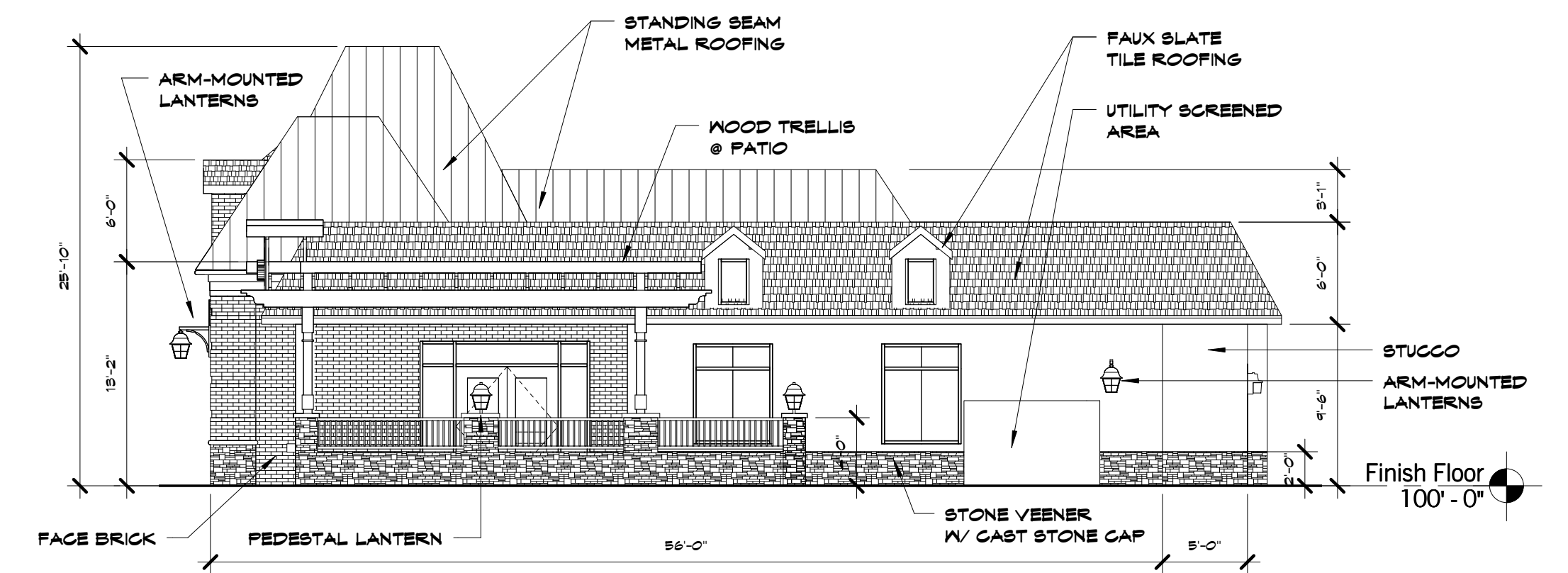
G1 Scale 1/16" = 1'-0" Site Plan & Floor Plan



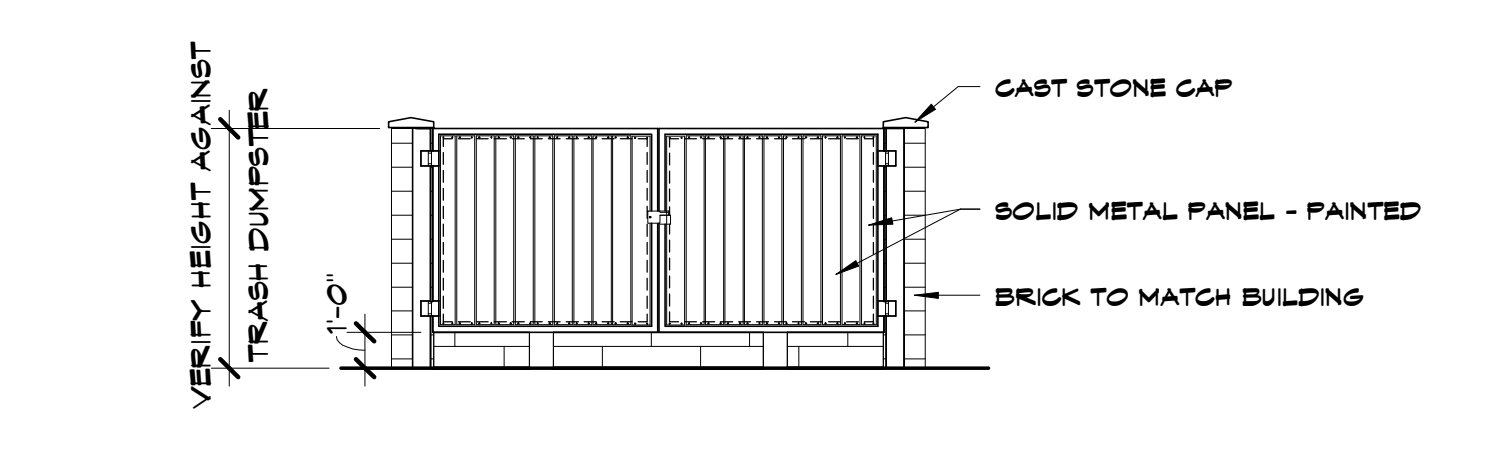
L9 Scale 1/8" = 1'-0" Exterior Elevation - West



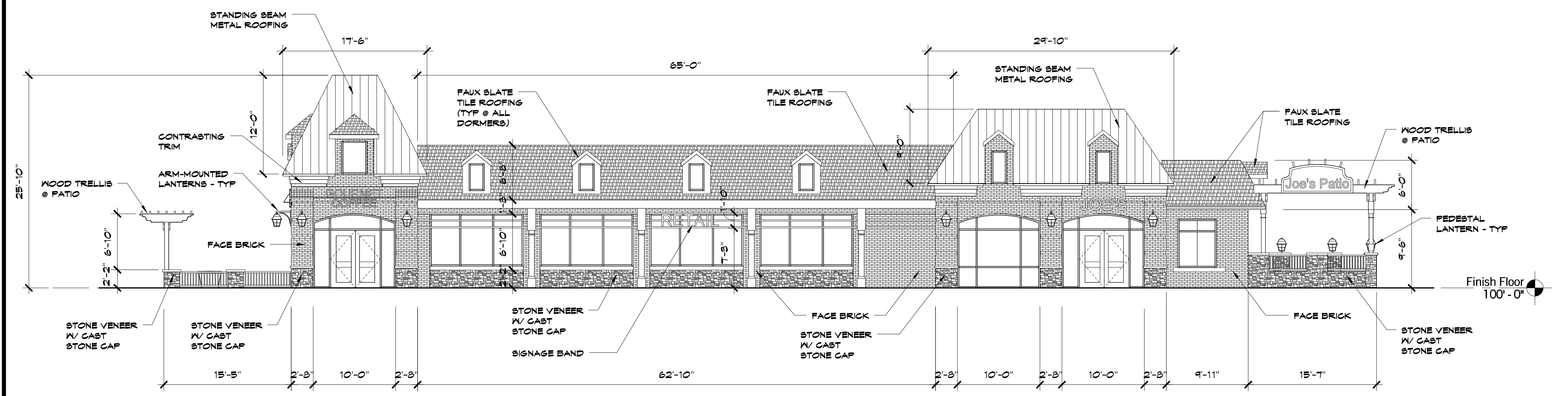
H9 Scale 1/16" = 1'-0" Exterior Elevation - North



E9 Scale 1/8" = 1'-0" Exterior Elevation - East



E4 Scale 3/16" = 1'-0" Trash Enclosure - Elevation - Typ



A3 Scale 1/8" = 1'-0" Exterior Elevation - South

MASTER KEYNOTE LEGEND

CONSULTANT # 1
 Consultant Title and Discipline
 State Certificate of Authority #
 Street Address
 City, MO County, State Zip
 123.456.7890 phone
 123.456.7890 fax

CONSULTANT # 2
 Consultant Title and Discipline
 State Certificate of Authority #
 Street Address
 City, MO County, State Zip
 123.456.7890 phone
 123.456.7890 fax

CONSULTANT # 3
 Consultant Title and Discipline
 State Certificate of Authority #
 Street Address
 City, MO County, State Zip
 123.456.7890 phone
 123.456.7890 fax

hollis miller architects
 8205 W 108th Terrace
 Overland Park, KS 66210
 • 913.451.8888
 • 913.451.0220

220 NW Executive Way
 Leary Summit, MO 64063
 • 816.525.5600
 • 816.525.3028

HOLLIS+MILLER.COM
 Hollis + Miller Architects
 Missouri State Certificate of Authority
 Architecture # 0000161
 Structure # 2006031333

Consultant # 1
 Consultant Title and Discipline
 State Certificate of Authority #
 Street Address
 City, MO County, State Zip
 123.456.7890 phone
 123.456.7890 fax

Consultant # 2
 Consultant Title and Discipline
 State Certificate of Authority #
 Street Address
 City, MO County, State Zip
 123.456.7890 phone
 123.456.7890 fax

Consultant # 3
 Consultant Title and Discipline
 State Certificate of Authority #
 Street Address
 City, MO County, State Zip
 123.456.7890 phone
 123.456.7890 fax

Prairie Village Shops - New Retail Building
 Lane 4
 6920 Mission Road
 Prairie Village, Kansas 66208

Site Plan Submittal

EXTERIOR MATERIALS

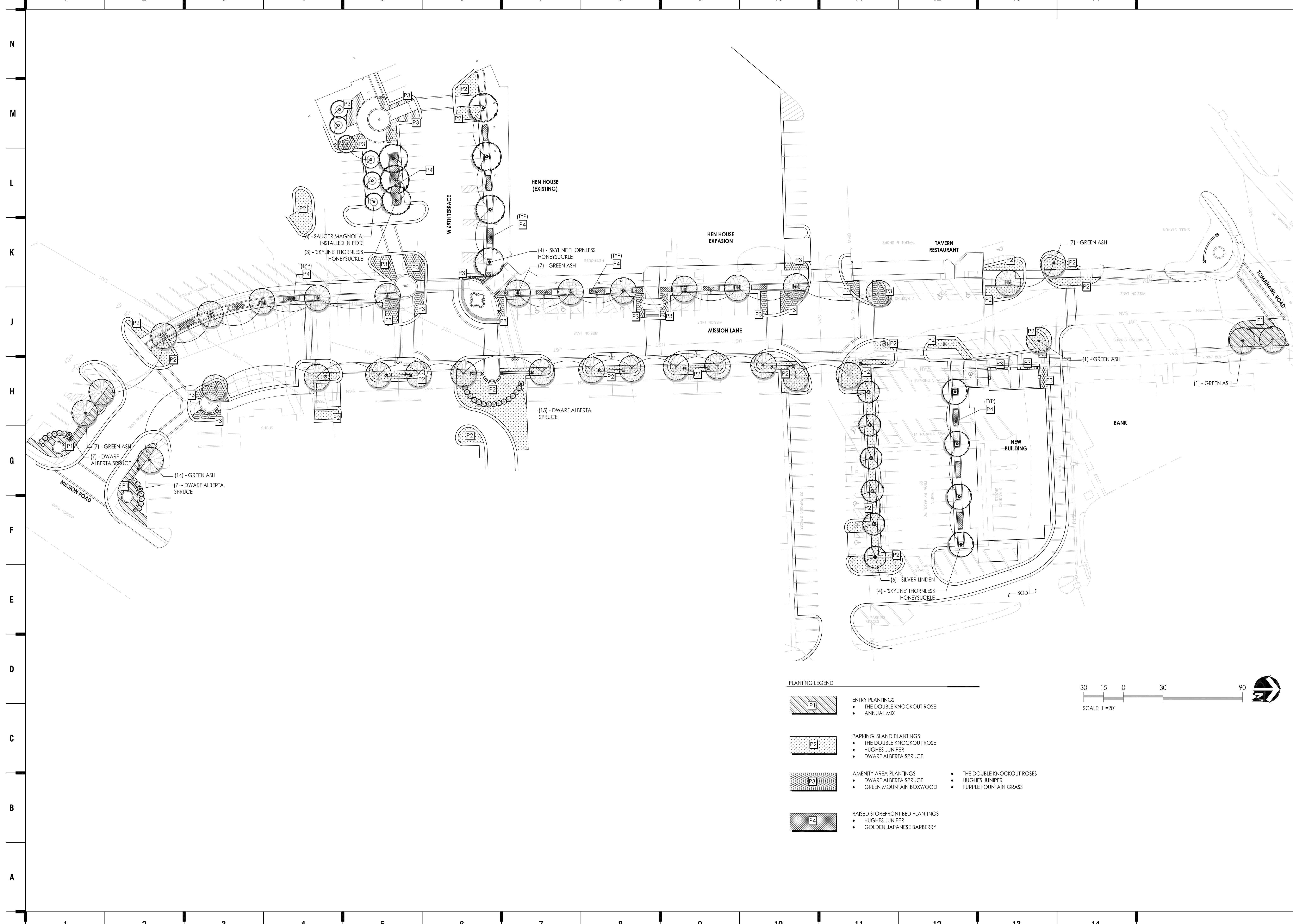
	FAUX SLATE TILE ROOFING DAVINI SLATE - MED. WEATHERED GRAY
	STANDING SEAM METAL ROOFING BERRIDGE HIGH SEAM TEE - DARK BRONZE
	FACE BRICK BOWERSTONE SHALE BRIARCLIFFE MODULAR
	VENEER STONE STURGIS MATERIALS COUNTRY SQUIRE - STACK
	PEDESTAL LANTERN - TYP
	ARM MOUNTED LANTERN (LEFT) STERNBERG 4150 - PEDESTAL MOUNT ARM MOUNTED LANTERN (RIGHT) STERNBERG 4150 - WALL MOUNT
	CAST STONE CONTINENTAL CAST STONE #1100/#1101

REVISIONS:

#	Description	Date

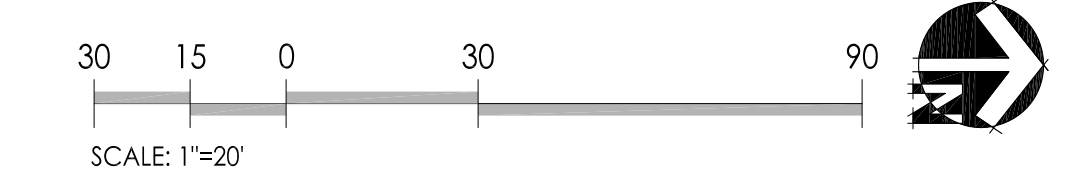
JOB NO: 1192/1219
 DRAWN BY: Author
 CHECKED BY: Checker
 DATE: 07.17.2012

A1
 8 OF 9



PLANTING LEGEND

- P1** ENTRY PLANTINGS
 - THE DOUBLE KNOCKOUT ROSE
 - ANNUAL MIX
- P2** PARKING ISLAND PLANTINGS
 - THE DOUBLE KNOCKOUT ROSE
 - HUGHES JUNIPER
 - DWARF ALBERTA SPRUCE
- P3** AMENITY AREA PLANTINGS
 - DWARF ALBERTA SPRUCE
 - GREEN MOUNTAIN BOXWOOD
 - THE DOUBLE KNOCKOUT ROSES
 - HUGHES JUNIPER
 - PURPLE FOUNTAIN GRASS
- P4** RAISED STOREFRONT BED PLANTINGS
 - HUGHES JUNIPER
 - GOLDEN JAPANESE BARBERRY



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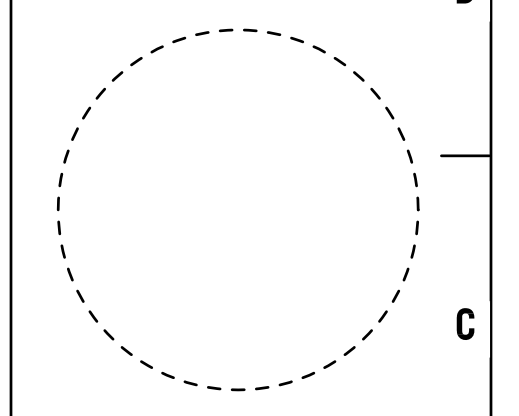
Mission Lane Improvements & Retail Shops
Site Plan Submittal

MISSION LANE IMPROVEMENTS, LLC
PV RETAIL PARTNERS, LLC

LANE4 PROPERTY GROUP
4705 CENTRAL ST
KANSAS CITY, MO 64112

REVISIONS:

#	Description	Date



JOB NO: 1192
DRAWN BY: BDR
CHECKED BY: BGG
DATE: 08.17.2012

LS100

**Prairie Village Shopping Center
Overview of Customer/Parking/Delivery Needs
Questions on Changes**

“The City of *Prairie Village* was originally the *vision* of the late *J.C. Nichols*. ... a well-planned community of beautiful homes and neighborhood *shopping centers* where all the roads lead to.”

The Merchants Association of the Prairie Village Shops respectfully submits information, concerns and questions regarding the future expansion plans of Hen House from 18,000 sq ft to 32,000 sq ft, improvements to Mission Lane and the replacement of the Waids building.

The North Building of the Village Shops is the address for 27 businesses, including 3 located in basements. The 24 first floor businesses start with The Tavern in the northeast corner and continue around to Hen House on the southeast corner. The types of businesses include 5 restaurants, 4 clothing stores, hardware, gift card and gift shops, liquor, dental and dry cleaning. Businesses are generally open from 10am thru 8pm with the exception of restaurants, grocery and liquor being open till 11pm.

Parking Concerns:

Amongst the 27 businesses, there is a flow during the day for employee parking needs ranging from a low of 111 spaces to a high of 171 spaces. Some businesses have a concentration of needs during the day time hours whereas the restaurants have their biggest staffs in the evening hours. After 6pm at night, there is a definite need for a minimum of 96 parking spaces for employees of businesses open late while during the mid day the need averages down the middle around 140.

Several concerns have been mentioned by the restaurant owners regarding their wait staff leaving late at night and having to walk at some length to their parking spaces carrying money. Also, the

managers of US Bank have a requirement for all their employees to park next to their bank building. There is an overall concern for security and lighting. In addition, there is a large concentration of elderly who frequent the restaurants and their parking needs should be taken into account for those people will not have the ability to walk at any distance to their destination.

Currently, the interior parking lot adjacent to Hen House has 82 available parking spaces. Of that total, 15 are located against the backs of the businesses of Clique north to Minsky's. Those 15 will not be affected and are exclusively used as employee parking. Parking spaces against the existing Hen House and the inner rows consist of 67 spaces and those will not exist after the expansion. There is a planned replacement of 10 spaces against the new north wall of Hen House that would be available after 11am daily to give a net loss of 57 parking spaces in the interior lot.

What follows is an overview of parking for the northeast section of the Village Shops:

Interior Parking Lot	82
Prairie Lane Shops and Shell Parking & Handicap	34
Tavern Side fronting Mission Lane & Handicap	7
Against South Wall of UMB Bank (will it exist?)	17
US Bank Parking Lot & Handicap	61
Hen House & Handicap, front of	7
TCBY/Starbucks/Dolce/Village Floral Lot	74
Mission Lane/Toon Shop Northeast Side & Corner	41
69th Terrace from Mission Lane to first crosswalk	26
Total:	349
<hr/>	
Loss of Parking from Interior Parking Lot	-57
New Total:	292

The above total does not represent parking that will be available once the new replacement building for Waid's is built and what additional street parking will be created on Mission Lane.

Combined square footage is approximately 130,000 square feet for the north building, US Bank, expanded Hen House, the replacement building for Waids and theTCBY/Starbucks/Dolce/Village Floral building added together. If you add to the employee parking needs for the north building to the other buildings mentioned, the number grows increasingly.

The proposal to have 292 parking spaces will not support customer and employee parking needs at the same time. In addition, with an expanded Hen House and new merchants in place of the Waids building, there will be considerably more employee and customer parking needs than there are now.

Tenant Delivery Needs:

The tenant delivery needs not including Hen House are on a weekly basis the following:

****108x deliveries/pickups /wk by UPS or FED Ex trucks to the north building**

****5x deliveries per week by pick up trucks**

****33x deliveries per week by Vans with or without trailers**

****31x deliveries per week by mid size trucks with trailers
(Hen House adds an additional 18x more deliveries per week by bread, dairy and chip trucks)**

****19x deliveries per week by big box trucks**

****11x deliveries per week by beer/soda tractor trailer trucks
(Hen House adds an additional 5x more deliveries per week, 3 from soda trucks, 2 from beer trucks)**

****8x deliveries per week by semis 24-40 feet in length**

(Hen House currently has 3 semi deliveries per week, Mon, Wed & Fri after 9pm at night)

****Restaurants have to have grease traps cleaned 4x/year and each restaurant has their own grease trap. Hen House needs their grease trap cleaned twice a month.**

The length of stay for deliveries by any of the above trucks may last from 5 minutes to 2 hours.

(Chart is attached)

A vast majority of the deliveries above by trucks larger than UPS or FED Ex take place between 7am and 11am Monday thru Friday in concentrated periods of time to the restaurants, grocery store and liquor store. The remainder can come as late as 4pm daily, not counting trash pick up.

Many concerns have been raised concerning the deliveries:

Will trucks be able to turn around in the interior lot?

Will trucks park on Mission Lane & Prairie Lane to make deliveries and will the city support that? Will there be a concern about public safety on Mission Lane and the interior parking lot with truck congestion?

Since many deliveries are made at the same time, who has the right-a-way?

How much congestion will be created in the interior lot with multiple trucks? How will inclement weather affect it?

Questions for the Planning commission:

We would like to submit the following questions for study:

- 1. Are the two traffic studies mentioned by Lane 4 available to the public?**
- 2. Was there a problem with the first study therefore requiring a second study?**

- 3. Does either study take into account the loss of parking spaces in the interior parking lot and the additional spaces to be used for fountains, green areas and grocery cart storage and the future plans for the Macy's Home Store?**
- 4. What are the plans for the overhead power lines?**
- 5. What accommodations will be made for the trash compactor in the interior parking lot?**
- 6. Has there been a Circulation Plan conducted on the interior parking lot?**
- 7. Has there been a public safety plan conducted on the parking spaces along the backside of the building in the interior parking lot? Is there a concern for snow removal during inclement weather? With the loss of parking spaces, where will snow be put?**
- 8. Has there been a public safety plan conducted on the pedestrian enhanced Mission Lane and the planned future drive-thru?**
- 9. Will the city consider a review of a financial impact study for those businesses affected by lack of customer parking and/or inability to take timely deliveries?**
- 10. Will there be any type of planned public forum for customers and citizens to express their views?**
- 11. Has Hen House compiled information to support an expansion by 14,000 square feet?**
- 12. Will there be a coordinated effort by Lane 4 and the city to control and enforce employee parking to certain areas?**
- 13. If employees have to park at distances from their stores, will there be heightened security and lighting?**
- 14. Will the city support the idea of closing off the interior parking lot for a trial period of several days to analyze the impact of the loss of parking spaces and also on deliveries?**
- 15. With the increase of green spaces, fountains, walls, park benches, will this cost and maintenance be included in CID funds from now on?**
- 16. What requirement does the city of Prairie Village have for the measurement of parking spaces for every square foot of tenant space.**

- 17. Are there provisions by the city of Prairie village for customer parking to be in a certain proximity to the stores?**
- 18. Will the Planning Commission consider a smaller expansion of Hen House?**
- 19. Is the intended expansion of Hen House within the vision of J.C. Nichols and the surrounding neighborhoods?**

Tenant Deliveries Prairie Village North Building								
	Pick Ups	UPS/Fed Ex	Vans	Mid Size w/Trailer	Big Box	Beer/Soda Trailers	Semis	Grease Trap
Tavern		5x/wk	2x/wk	7x/wk	6x/wk		5x/wk	4x/yr
Tavern's Dumpster pick up 4x/wk, Service Vans 3x/wk								
Zeke's	5x/wk						3x/wk	
Rimann Liquors		1x/wk		11/wk	11x/wk	11x/wk		
Rimann Wholesale Van: 3-4x Loading per day Tue-Fri								
PV Hairstyling		2x/wk						
Ultra Max		10x/wk		1x/mo	1x/mo			
Create		3x/wk		2x/wk				
Minsky's				1x/wk	2x/wk		2x/wk	4x/yr
Delivery Schedules: 20/Day M-Thur, 50/Day Fri-Sat, 25-30/Day Sun, 2 Drivers 11am thru 10:30pm								
Village Dentist		4x/wk						
Spanglers		10x/wk					2x/yr	
Fairy Tale		3x/wk						
Brookside Opt.		10x/wk						
C.Jack's				5x/wk			1x/mo	4x/yr
Tower Cleaners			21x/wk					
Tulip		5x/wk						
Clique		10x/wk						
Eustons Hdw		10x/wk					3x/wk	
							5x/yr Concrete	
Chicos		15x/wk						
Café Provence				5x/wk				4x/yr
RSVP		10x/wk						
Tiffany Town		10x/wk					4x/yr	
Village Floral			10x/wk					
TOTAL:		5x/wk	108/wk	31x/wk	19x/wk	11x/wk	13x/wk	16x/yr
Hen House				18x/wk		5x/wk	3x/wk	2x/mo
GRAND TOTAL:		5x/wk	108/wk	49x/wk	19x/wk	16x/wk	16x/wk	

PRAIRIE VILLAGE SHOPPING CENTER EMPLOYEE PARKING NEEDS				
NORTH BUILDING:				
MERCHANT	EMPLOYEES		HOURS OF OPERATION	
	LOW	HIGH		
TAVERN	15 (10a-2P)	26 (4-11p)	Sun - Thur 11a-10p, Fri-Sat 11a-11p	
ZEKE'S	3	3	M-Fri 7:30a-6p, Sat 8a-5p	
RIMANN LIQUORS	8	11	M-Thur 9a-10p, Fri-Sat 9a-11p, Sun 12-8p 1 Delivery Van	
PV HAIRSTYLING	5	6	Tue-Fri 8a-6p, Sat 8a-4p	
ULTRA MAX	4	5	M-F 10a-7p, Sat 9-6p, Sun 12-5p	
CREATE	1	2	M-F, 10a-6p, Sat 10a-5p	
THE VILLAGE DENTIST	5	8	Mon/Wed 8a-5p, Tue 10a-7p, Fri 10a-3p Will be adding more technicians	
MINSKY'S	4	12	M-Sun 11a-10p	
SPANGLERS	1	3	M-F 10a-8p, Sat 10a-5:30p, Sun 12:30-5p	
FAIRTY TALE	2	2	M-F 10a-5p, Sat 8a-3p	
BROOKSIDE OPT.	1	2	M-F 10a-7p, Sat 10a-5p	
C. JACKS	2	3	M-F 11a-8p, Sat 11a-3p	
MADY & ME	3	3	M-Thur, 10a-7p, Fri-Sat 10a-6p	
TOWER CLEANERS	6	7	M-F 7a-7p, Sat 8a-5p, Sun 12-4p	
TULIP	2	2	M-F 10a-6p, Sat 10a-5p	
CLIQUE	2	2	M-Sa 10a-6p	
EUSTON HARDWARE	8	10	M-F 8a-9p, Sat 8a-6p, Sun 10a-5p 1 Delivery Truck	
MR. GOODCENTS	3	5	M-F 10a-9p, Sat 10a-8p, Sun 11a-8p	
CHICOS	4	5	M-Sa 10a-8p, Sun 12-6p	
RSVP	2	2	M-F 10a-7p, Sat 10a-6p	
CAFÉ PROVENCE	6	12	M-Sa 11a-2:30p, 5-10p	

VILLAGE ACTIVE WEAR	1	1	M-F 10a-7p, Sat 10a-6p, Sun 12:30-5p
TIFFANY TOWN	5	5	M-F 10a-8p, Sat 10a-5:30p, Sun 12-5p
HEN HOUSE	15	30	M-Sun 6a-11p
ADRIAN MASON	1	2	Varies
PV MERCHANTS	1	1	M-F 9a-3p
PV SHOE REPAIR	1	1	Tue-Thu 9a-5:30p, Sat 9a-12p
	111	171	

Rimann Liquors of PV Weekly Delivery of Product from Distributors/Vendors						
DAY	DISTRIBUTOR	ACCT.	PRODUCT	MINUTES SPENT	ARRIVAL TIME	
MON.						
TT	CENTRAL STATES	W	PKG BEER & KEGS	45	6:30AM	
TUES.						
TT	ANHEUSER BUSCH	W	PKG BEER & KEGS	30	7:30AM	
TT	ANHEUSER BUSCH	R	PKG BEER	60	"	
BB	STANDARD BEVERAGE	R/W	PKG BEER, SPIRITS, WINE	60	"	
BB	GLAZERS	R/W	PKG BEER, SPIRITS, WINE	60	"	
BB	WORLDWIDE WINE	R/W	PKG BEER, SPIRITS, WINE	30	THRU	
OT	AD ASTRA	R/W	WINE	15	"	
OT	LDF	R/W	WINE, SPIRITS	15	"	
OT	HANDCRAFTED	R/W	PKG BEER, SPIRITS, WINE, KEGS	15	"	
OT	VALLEY BEVERAGE	R/W	WINE	15	10:30AM	
TT	HINKLEY	R	BOTTLE WATER	15	11:30AM	
				315		
WED.						
TT	CENTRAL STATES	R	PKG BEER & KEGS	120	6:30AM	
TT	MIDWEST DIST.	R/W	PKG BEER	120	7:00AM	
TT	MIDWEST DIST.	W	KEGS	30	7:00AM	
TT	ANHEUSER BUSCH	W	PKG BEER & KEGS	30	9:00AM	
BB	STANDARD BEVERAGE	W	PKG BEER, SPIRITS, WINE	45	8:30AM	
BB	GLAZERS	W	PKG BEER, SPIRITS, WINE	45	9:00AM	
				390		
THU.						
BB	STANDARD BEVERAGE	W	PKG BEER, SPIRITS, WINE	45	9:30AM	
BB	GLAZERS	W	PKG BEER, SPIRITS, WINE	45	THRU	
TT	ANHEUSER BUSCH	W	PKG BEER & KEGS	30	10AM	
TT	SEVEN UP	R	SODAS/WATER	15	11AM	
BB	PALMENTERE BROS.	R	SODAS/WATER/MIXERS	15	THRU	
OT	BEVERAGES ETC.	R	MIXERS/SODAS/WATER	15	2PM	
BB	BERRY'S ARTIC ICE	R	ICE	25	ANYTIME	
TT	COCA COLA	R	SODAS/WATER	15	ANYTIME	
				205		
FRI.						
TT	ANHEUSER BUSCH	W	PKG BEER & KEGS	30	7:30AM	
TT	ANHEUSER BUSCH	R	PKG BEER	60	"	
BB	STANDARD BEVERAGE	R/W	PKG BEER, SPIRITS, WINE	60	"	
BB	GLAZERS	R/W	PKG BEER, SPIRITS, WINE	60	"	
BB	WORLDWIDE WINE	R/W	PKG BEER, SPIRITS, WINE	30	THRU	
OT	AD ASTRA	R/W	WINE	15	"	
OT	LDF	R/W	WINE, SPIRITS	15	"	
OT	HANDCRAFTED	R/W	PKG BEER, SPIRITS, WINE, KEGS	15	"	
OT	VALLEY BEVERAGE	R/W	WINE	15	10:30AM	
				300		
CODES:						
		R = RETAIL, W = WHOLESALE				
		BB = BIG BOX TRUCKS, 26,000 LBS, 24-26 FEET				
		TT = BEER & SODA TRAILER TRUCKS, 40 FEET				
		RD = RIMANN DELIVERY VAN, AVERAGING 10-12 DELIVERIES PER DAY				
		TUESDAY THRU FRIDAY, RELOADING MINIMUM TWICE DAILY.				
		OT = OTHER TRUCKS/VANS				

WILLIAMS
SPORTS
STORE





AMERICAN
L-3540

3540

Michelle's
TRUCKS

15A H7E

Dennis Enslinger

From: Suzanne Allen [seallen39@gmail.com]
Sent: Tuesday, September 04, 2012 3:59 PM
To: Dennis Enslinger
Subject: Comments on Prairie Village Hen House remodel

TO: MEMBERS OF PV PLANNING COMMISSION
FROM: SUZANNE ALLEN, LONG-TIME PV CUSTOMER
RE: PV HEN HOUSE REMODEL

SOME OBSERVATIONS:

Many customers like small "boutique" size store for easy in-out shopping.

Present PV Hen House needs improving as is (deli counter, salad bar, produce). Some customers have left because of these. What would customer base be with these improvements?

Shoppers like parking on store side of street. No need to cross busy traffic.

This plan severely reduces the central customer parking for grocery and Tavern and truck loading access for all stores.

Loading area cannot accommodate the number of semis and trucks that arrive simultaneously during the week.

How do trucks access hardware loading area?

Why reduce Mission Lane to only 2 lanes for traffic when the goal is to increase volume. This change has potential for very crowded street in front of Hen House, difficult for shoppers to cross or cars to back into. More shoppers from increased store size will further congest the situation, trying to enter or exit the parking lot. At busy times, the traffic will move at as nail's pace, starting and stopping for shoppers and exiting cars.

Presently, bank lot is already more than half full at mid-day on weekdays. At busy times, overflow customers will be forced to park in Bruce Smith lot, taking spaces from those stores or go as far as Macy's.

-

Is this JC Nichols vision? Nichols believed customers should be able to park close to store. Not only did shoppers not have to carry goods far, but also space would be more quickly freed up for next shopper.

Forces employees to park in Brighton Gardens Lot.

Hen House exterior improvement would be paid by CID tax (Community Improvement & Development) 1% of sales tax that we all pay. In this case, a major portion would favor 1 merchant above the others.

Is the plan being moved so fast because CID requires Nov 1 start of implementation?

Does Hen House need so much addition? Do kitchens and bakery need to be on 1st floor? Why not add super-size lifts to carry goods up and down to basement?

Why not begin slowly with Waid's space change, leaving at least 3 lanes for traffic and see how it affects center?

Is there room for compromise?

Prairie Village Center has been very successful in serving the basic household needs as well as providing restaurant options in an easily accessible plan. Any change should maintain these qualities.

Improvements in streetscape (trees, plants, walls) would be appreciated.

Some comparison store sizes: (ratings are personal view)

Trader Joe's (Ward Pkwy)	17,900 sq ft	high volume
Present PV Hen House	18,000 sq ft	low volume
Fairway Hen House	20,000 sq ft	medium volume

Cosentino's (Brookside)	28,000 sq ft	high volume
New PV Hen House	32,000 sq ft	unknown
Corinth Hen House	40,000 sq ft	high volume

THANK YOU FOR YOUR CONSIDERATION.
SUZANNE ALLEN

Dennis Enslinger

From: Ann isenberg [aslegmanisenberg@gmail.com]
Sent: Tuesday, September 04, 2012 7:15 PM
To: Dennis Enslinger
Cc: Suzanne Allen; Ashley Weaver
Subject: Prairie Village Hen House

Dear Mr. Enslinger and Mr. Weaver,

Suzanne Allen has apprised me and others in the Prairie Village and Mission Hills area of your plan to expand the Prairie Village Hen House, and I am very much against it. It will affect the laid-back quality of life in Prairie Village that I have grown to love and appreciate. Your plan will ruin the ambiance of Prairie Village by making the area more crowded, hectic and stressful.

I do like the store's size. It's easy to get in and out of and has the feel of a 'boutique' grocery store. The convenience can't be beat.

What I don't like about the Prairie Village Hen House and perhaps why you do not have a lot of traffic is that you have been lazy about updating the selections, especially in the take-out and deli section. You have not changed any of the offerings since it opened. Increasing its size is not going to change hearts and minds. It is only going to cause more traffic congestion and parking problems. I am afraid you will lose even more of your clientele due to resentment. What you need to do to recapture your lost customers is to freshen up your selections and make people excited about shopping there again. Look at Brookside Market. It is constantly offering new and interesting products. Their cheese department rivals Better Cheddar. And I have to say that their produce is much fresher. Can I tell you the number of times I have brought home berries from Hen House and there is mold all over them. Ug. Not fun. Not pretty. And Trader Joe's is smaller than Hen House and look at the traffic there. Size doesn't matter. What you have to offer does. So, think about spending your money hiring a food consultant that can make the Prairie Village Hen House a more desirable place to shop. It will save you money in the long run and will create good will amongst your neighbors, both in Prairie Village proper and beyond.

I appreciate your time and attention. Thank you.

Sincerely,

Ann Slegman Isenberg

Dennis Enslinger

From: PalmerCoMedia@aol.com
Sent: Wednesday, September 05, 2012 2:48 PM
To: Dennis Enslinger
Subject: PV Shopping Center Changes

I've heard many people talking about proposed changes to the PV Shops. Someone told me that you're the right person to take concerns to. Well, I have several.

First the Lane 4 changes now happening at Corinth are pretty, but I think impractical. Architects may think it's appealing to cut into parking lots with brick crosswalks and more green patches, but all that it does it take away parking spaces! Merchants need parking spaces close by. I can see there's been a loss of close by parking spaces. We need those parking spaces.

Please don't let the Lane 4 vision for PV Shops do the same thing. Until recently, I handled the advertising for Hawthorne Plaza Shops at 119th & Roe. The merchants there were proud of the fact that their customers could park at the door, which is not the case of the newer Town Center Plaza and One Nineteen. Hawthorne Plaza customers always told store owners how they appreciated the convenience -- no long walks in inclement -- even hot -- weather. I know from my work that stores at Park Place, 117th & Nall are having problems with customer counts because of their lack of on-street parking. I'm telling you this because I have an insight into shopping centers that most people do not.

I am a customer of many PV shops and I would not want to shop there if parking spaces were lost due to an architect's idea of what would look "pretty". I understand that Hen House wants to expand and take away parking spaces. I use those spaces sometimes and I bet other customers do too.

The Waid's building is now vacant and I understand why Lane 4 wants to re-hab that building. Let them start there and see how that change effects the parking situation AND the traffic. Seems like it's a lot to OK all changes at one time. Hen House has two full-service stores probably 2 miles or less in either direction. If Hen House pulls out, there would be no problem finding another grocery operator for that space -- and keep the small space for parking. We need it!

I urge Prairie Village officials not to bend to the will of Lane 4 and work on a slower plan for any changes at the PV Shops. I have also expressed my concerns to our two Councilmen here in Ward 5.

Thank you.

Tanya Palmer
8806 Birch Lane
Prairie Village, KS 66207
913-341-4555 phone
913-341-1988 fax
PalmerCoMedia@aol.com

 Please consider the environment before printing this e-mail.

Joyce Hagen Mundy

From: Dennis Enslinger
Sent: Friday, September 07, 2012 8:21 AM
To: Joyce Hagen Mundy
Subject: Fwd: Hen House

Another correspondence for pc packet.

----- Original Message -----

Subject: Hen House
From: Gayle Vawter <gmsmagoo@aol.com>
To: denslinger@pvkansas.com
CC:

Don' t destroy the ambiance of the Village

Don't get sucked in by the Lane 4 group pressure

Save PARKING. We are not walking into the cross street traffic or to The Bruce Smith Lot

Don't let Prairie Lane become a drive thru to enrich LANE 4.

save our other merchants and their customers or face empty shops down the way.
Gayle Vawter, Fairway, Kansas.. I grew up in pv and went to Prairie School I am 72 years old. I know PRAIRIE VALLAGE

Sent from my iPad. Please excuse spelling errors.